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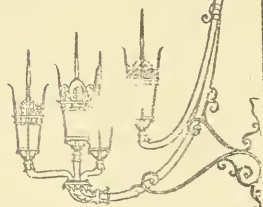


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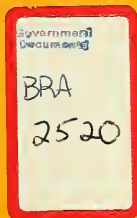
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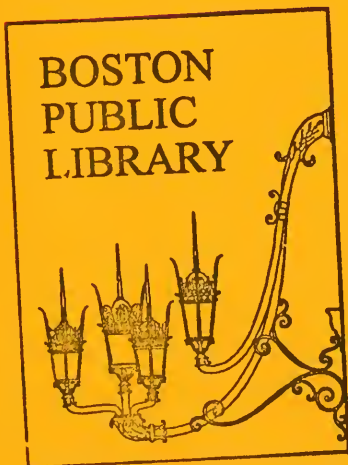
DUDLEY

INTERIM

BRIEFING BOOK



Prepared for
the Roxbury
Neighborhood
Council



June 1986

A Framework
For Discussion

CITY OF BOSTON
RAYMOND L. FLYNN, MAYOR

BOSTON REDEVELOPMENT AUTHORITY
ROBERT L. FARRELL, CHAIRMAN
JOSEPH J. WALSH, VICE-CHAIRMAN
JAMES K. FLAHERTY, TREASURER
CLARENCE J. JONES, VICE-TREASURER
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DUDLEY INTERIM BRIEFING BOOK

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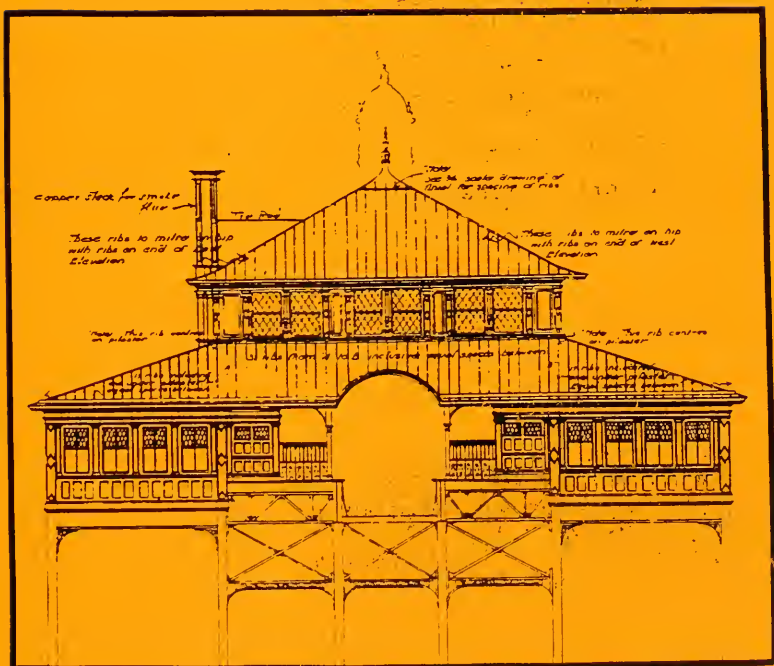
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WISCONSIN ARCHITECTURE

INTRODUCTION



A PARTNERSHIP FOR PROGRESS:
The Roxbury Neighborhood Council

The Flynn Administration welcomes your participation as a member of the Roxbury Neighborhood Council. As a member of the Roxbury NC, as a representative of your community, you will help shape the future of your neighborhood. This is a very important responsibility, for the decisions that are made today will affect Roxbury residents for generation to come. The Flynn Administration looks forward to working with you in this partnership for progress.

The purpose of the Roxbury NC is to work with City officials to improve the neighborhood for the benefit of its residents. Our common vision of Roxbury includes providing every resident with a quality of life that allows them to live with dignity and respect. This includes providing decent jobs, affordable housing, a secure and safe environment, excellent schools, first-rate child care, and basic municipal services such as clean streets, recreational opportunities, and public safety. The role of city government is to stretch its limited resources to make these services available to all residents. Because of fiscal constraints -- particularly in light of drastic federal cutbacks -- planning for the future involves making difficult choices. The philosophy of the Flynn Administration is that by working together with neighborhood residents, we can find creative solutions to common problems. The NC was created to implement that philosophy.

For many years, Roxbury suffered from neglect from both the private sector and government officials.

Roxbury has survived as a community because of the strength and persistence of its residents, neighborhood organizations, churches and social service agencies. Roxbury experienced the hard times, watching its neighborhood transformed by social and economic forces -- and government policies -- beyond its control.

As a city, Boston is now experiencing unprecedented prosperity. It is time for Roxbury to share in the economic "good times". Its residents deserve their fair share of the benefits of economic growth. City government can help to provide those opportunities and benefits that have too long eluded Roxbury residents.

At the same time, it is important to recognize the limits of city government's power and authority. There are many things over which the city has little or no control. For example, the major factor in determining housing prices -- interest rates -- are outside the influence of local government. This is not to say that the city government cannot help to alleviate the severe housing crisis. It is only to point out the dangers of unrealistic expectations.

What, then, can the members of the Roxbury NC expect from its City government? Likewise, what should City government expect from the members of the Roxbury NC? In other words, what are the roles and responsibilities of the Flynn Administration and the Roxbury NC in shaping the future of the neighborhood? These tasks are outlined in the NC Agreement included in this briefing book. More specifically, however, the roles and responsibilities involve working together in a variety of important areas.

1. Zoning: Through its zoning powers, the City determines the appropriate uses for all land in Boston. Housing, manufacturing, retail, open space, and so on. The current Zoning Code is more than two decades out-of-date. A new, updated Zoning Code, reflecting the current needs of the is planned. Revising the Zoning Code, however, is a long process. While that process is underway, Planning Overlay Districts (IPOD) are being established in several neighborhoods, including Downtown, to provide a guide for development. Under an IPOD for Roxbury, Roxbury residents -- through the NC -- will decide its land use goals. The IPOD can stay in place for up to two years. During that period, all development must receive an Interim Planning permit before it can proceed. During those two years, the NC will work with City officials to revise the Zoning Code to provide long-term guidelines for land use in Roxbury.
2. Development: Zoning particularly affects the use of privately owned land in Roxbury. In addition, some parcels of land are owned by public agencies. In Roxbury, both the BRA and Public Facilities Department (PFD) own vacant land that may be appropriate for a variety of uses. Once the public agency decides what to do with these parcels, it issues a "Request for Proposals", (RFP) outlining the guidelines for development. A critical role of the NC will be to assist the BRA and PFD in developing RFP's for each site; i.e., affordable housing, design standards, parking requirements, open space uses. This will determine the future use of that land. A developer will be selected using the NC-approved guidelines.

The BRA and PFD will provide a list of each agency's inventory of developable land.

3. Planning: Planning involves determining the needs of a community and then allocating resources -- including land -- to best meet those needs. One of the NC's roles is to assist in planning -- that is, in evaluating the community's needs. In Roxbury, as in other neighborhoods, this involves evaluating the needs of its residents in terms of housing, open space, transportation, commercial uses, and other aspects of daily life. Toward this end, the BRA will provide the Roxbury NC with a \$50,000 grant to undertake planning. This will provide the NC with the resources to hire a planner, or planning consultant, to help determine community needs and recommend priorities in the allocation of public resources.

4. Municipal Services: The City government provides many basic municipal services for Roxbury residents. These range from street cleaning, to enforcement of the state sanitary code, to police and fire protection, to recreation, to tenant protections. City government can often be complex and bewildering to residents. The Mayor's Office of Neighborhood Services was created to help residents cut through bureaucratic "red tape" to help get city agencies to respond to community concerns. The Roxbury NC can help serve as a vehicle to inform the Mayor's Office of Neighborhood Services about the strengths and weaknesses of city agencies.

5. Public Information/Education: Democracy depends on well-informed citizens. Citizens need to understand what is happening in their community

and how various government agencies relate to those activities. A key role of the Roxbury NC will be to help inform Roxbury residents about the activities of government agencies. This may include alerting them about upcoming cases before the Zoning Board of Appeal; about neighborhood meetings to discuss development proposals before the BRA or PFD; about the creation of "crime watch" programs in the neighborhood; about the city's "Weatherization" program for homeowners; about a meeting to inform residents about their tenant rights under the new, stronger Rent Equity law; and so on. The NC will help publish a community newsletter, hold regular meetings, form subcommittees on important issues, and work with other community groups to keep residents informed about issues in Roxbury.

This Briefing Book includes a variety of materials to help Roxbury NC members begin this important "partnership for progress". Much of the material provides a basic profile of Roxbury: its demographics, housing conditions, historic landmarks, a survey of community attitudes, etc. This information is critical for helping guide decisions for meeting community needs. Other material involves more technical information regarding zoning and the proposed IPOD; a list of BRA housing developments underway; and information about several government programs and policies, such as "parcel to parcel linkage". The BRA staff is currently putting together an inventory of BRA-owned land in Roxbury that will be made available to the NC for its planning efforts.

The information provided in this Briefing Book is only a first step. Much more information will be provided in the future.

Mayor Flynn, city department heads, and department staff are looking forward to this exciting partnership between City government and Roxbury residents. Everyone will benefit from this discussion of the issues that will shape the future of the neighborhood. More importantly, by working together today, will be help improve Roxbury not only for current residents, but also for their children and grandchildren.

COMMUNITY PARTICIPATION



COMMUNITY PARTICIPATION

The ultimate success of any revitalization plan is in the translation of ideas and plans to reality. The Roxbury neighborhood has many knowledgeable residents, with the ability to develop and review development projects. The challenge of the future is to coordinate the energy to the community with the resources of private and public institutions.

This document, the "Dudley Interim Briefing Book: A Framework for Discussion" like other documents published by the Boston Redevelopment Authority, is designed to initiate a dialogue between concerned citizens, civic groups, and the city. This dialogue will be a cooperative effort to address the issues of development in Roxbury.

The goal of the community participation outreach effort is to establish a new standard for successful community involvement. This dialogue is the beginning of the involvement that will be critical to the success of the planning effort. The benchmarks of success will be the actual implementation of the plans. Community participation is essential to the future success of all projects.

This document presents ideas and concepts that set some parameters for planning discussions which will follow. There is a need to establish a public process that allows for the discussion of future development in Roxbury. The first step toward guaranteeing an open process is the creation of the new Roxbury Neighborhood Planning Council.

The Roxbury Neighborhood Planning Council will consist of twenty-one persons, 13 elected by the community and 8 appointed by the Mayor.

The Planning Council will meet after their formation and agree upon the issues and objectives of the committee. These twenty one people will advise the Mayor and the Boston Redevelopment Authority on all matters concerning the Dudley plan. They will review reports and proposals from the BRA staff, as well as developers.

A major function of the Roxbury Neighborhood Planning Council is to review and make recommendations concerning issues that are related to the development of a plan. The objective of the review process is to monitor governmental activities so as to insure citizen participation.

The Planning Council will consider issues that effect development in the Roxbury area. The planning must produce a comprehensive approach to the problems confronted by the local residents and potential investors. The Dudley planning process is an opportunity to provide the neighborhood with the access to the decision making process, and with the responsibility of making difficult planning decisions. The beneficiaries of this participation process will be both local residents and developers, because residents will obtain knowledge and control over development and developers will obtain community support for their projects.

Existing Advisory Committee

A number of advisory committees currently exist for various city projects. The goal of the Roxbury Neighborhood Planning Council is not to replace those committees that currently exist. There will be a concerted effort not to duplicate activities of other advisory groups or neighborhood associations.

The Planning Council will form a stronger link between existing advisory groups, and work toward better coordination of city, state, and private resources.

CONDITIONS



COMMUNITY ATTITUDES



COMMUNITY ATTITUDES

In conjunction with Bell Associates, Inc., the Authority developed a 35 question research instrument which surveyed resident attitudes towards development in Roxbury. A summary of the findings is presented below under four general headings: home ownership, crime, quality of life in Roxbury, perception towards institutions and preferred development. Bell Assoc. has the information on survey methodology and background data on the respondents.

Expectancy to Own Home

As a whole, Roxbury residents expect to own their own homes and strongly favor the creation of affordable housing as an economic development strategy. Two-thirds of all present renters surveyed stated that they expect to own their own home in the future. See Table 1 below.

Table 1

Age By Expectation to Own Home

Age	<u>Expect to Own</u>		<u>Don't Expect to Own</u>		<u>Total</u>
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	
18-24	85	77.3	25	22.7	110
25-34	109	83.8	21	16.2	130
35-44	57	78.1	16	21.9	73
45-54	12	35.3	22	64.7	34
55-64	9	26.5	25	73.5	34
65+	6	18.2	27	81.8	33
Total	278		136		414

Noteworthy is that the desire or expectation of home ownership is most prevalent among the younger residents, in particular those 44 years of age and younger, with the 25-34 age category having the highest expectancy to own their own home.

Although tables on income and employment are not presented herein, when income and employment were controlled for separately, the respective findings were striking: one half of all respondents not employed and 61% of residents with incomes less than \$12,000 expect to some day own a home. Clearly, the vast majority of Roxbury residents have a strong desire for home ownership.

Crime

Of major significance of the analyses of crime data is that Roxbury residents are very concerned about the nature and extent of crime in their neighborhoods. In fact, of all existing conditions described, i.e., educational opportunities, homes, parks, services, recreation, and the like, crime was perceived as the most severe. That is, 89% indicated that crime conditions are bad to very bad.

The severity of the perceived crime in Dudley was further reinforced even though Police Department Statistics show that for 1984 serious crimes in District Two (Roxbury/Mission Hill) were actually down by 4%. Two-thirds of those respondents expressing an opinion, perceive that crime has been on the upswing over the past five years, with almost half (46% or 260) feeling that the incidence of crime has greatly increased. Only 15% believe that crime has decreased compared to 19% who thought no change occurred over the past five years. This anomolous result may be due to the extensive coverage given Roxbury drug crackdown about the time the survey was conducted.

In terms of seriousness of crime, respondents overwhelmingly (93%) rated drugs and narcotics as the most serious type of crime in Roxbury. Drugs are followed and perceived severity by burglary, muggings, vandalism and car theft. The perceived least serious crimes in descending order are racial conflict, car accidents, white collar crime and prostitution.

One-fourth of the respondents have been victims of violent crime and 45% have been victims of crime against their property. Thirty-five to 54 year-olds display somewhat greater risk to be victimized by violent crime, renters

more than home owners and Whites slightly more than Blacks. Property crime is disproportionately higher for those with higher incomes, respondents in the 25-44 years of age groups and whites.

Quality of Life in Roxbury, Past and Future

Each respondent was asked two general perception questions. The first question asked, "In your opinion, is the general quality of life in Roxbury better/the same or worse than it was five years ago?"

Better than half of the sample replied that the quality of life in Roxbury is worse than it was five years ago. Of 568 responses to this question, 328 (57%) said the situation was worse, 122 (22%) said the quality of life was better, and 118 (21%) said the quality was the same as it was five years ago. Respondents in the middle income group (\$12,000-24,999) tended to claim that the quality of life is better now, while those earning less than \$12,000 tended to believe that it is worse now.

Table 2

Perception of Change in Quality of Life in Past Five Years

<u>Perception of Change</u>	<u>Number</u>	<u>Percent</u>
Better	122	21.5
Same	118	20.8
Worse	328	57.7
Total	568	100.0

Table 3

Perception of Change in Quality of Life in Past Five Years by Income

<u>Perception of Change</u>	<u>Less than \$12,000</u>		<u>\$12,000- 24,999</u>		<u>\$25,000+</u>		<u>All Incomes</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Better	42	18	46	26	14	23	102	22
Same	44	18	44	25	13	22	101	21
Worse	153	64	84	48	33	55	270	57
Total	239	100	174	100	60	100	473	100

Respondents were also asked, "Do you feel the quality of life in Roxbury will improve greatly/somewhat/not at all over the next ten years?" Over 90% of the sample was optimistic that the quality of life in Roxbury will be at least somewhat improved over the next ten years. Of the 554 responses, 278 (51%) said the quality of life would be greatly improved, 227 (41%) said it would be somewhat improved, and only 49 (9%) felt that the situation would not improve at all. Additionally, home owners and respondents earning \$25,000 or more were more enthusiastic about the future of Roxbury while the lower and middle-income groups show a slight tendency to anticipate little or no improvement.

Table 4

Perception of Change in Quality of Life in
Roxbury Over Next Ten Years By Income

<u>Perception of Future</u>	<u>Less than \$12,000</u>		<u>\$12,000- 24,999</u>		<u>\$25,000+</u>		<u>All Incomes</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Greatly improved	107	47	87	49	41	74	235	51
Somewhat improved	99	43	76	43	11	20	186	40
Not at all	23	10	13	7	3	6	39	9
Total	229	100	176	100	55	100	460	100

Table 5

Perception of Change in Quality of Life
Over Next Ten Years By Home Ownership

<u>Perception of Future</u>	<u>Owner</u>		<u>Renter</u>		<u>Total</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Greatly improved	92	63	186	46	278	50
Somewhat improved	52	35	175	43	227	41
Not at all	3	2	46	11	49	9
Total	147	27	407	74	554	100

Perceptions of Institutions in Roxbury

The respondent was asked to rate the efforts of government institutions, programs and the residents themselves to improve the quality of life in Roxbury.

More recent efforts of Roxbury community leaders and residents being interviewed, and past efforts of the Urban Renewal Program in the South End and Roxbury were viewed most favorably by the residents. Of 532 valid cases, 219 (41%) of the sample rated the efforts of Roxbury community leaders as good to very good. Past efforts of the Urban Renewal Program were also regarded as good to very good by 40% (196), and efforts of the residents themselves were regarded as good to very good by 237 (42%) of the sample. Home owners rated efforts of Roxbury residents slightly higher than did renters. Efforts of the federal government, state government, the Boston Redevelopment Authority, and past efforts of the city regarding public housing were viewed unfavorably. Ratings of bad to very bad were given by 48% to the federal government, by 35% to the state government, by 40% to the BRA, and by 50% to past efforts of the city regarding public housing to improve the quality of life in Roxbury.

Preferred Development

Roxbury residents were asked to rate eight elements of development as to their importance. The distribution below shows the ratings of these eight development possibilities. The rating options were most important, very important, important, slightly important and not important. Note that the distribution below collapses very important, most important, and important into one category.

Table 5

Preferred Elements of Development

<u>Elements of Development</u>	<u>Percent Indicating Very Important, Most Important and Important</u>	<u>Percent Indicating Not Important At All</u>
Jobs	99%	1%
Affordable rental housing	98	2
Public Services	97	1
Home ownership	89	4
Parks/open space	84	5
Retail shops	80	5
Manufacturing	75	10
Office development	69	10

Of the eight development possibilities, jobs are given first priority among development needs. Affordable rental housing and the quality of public services were second and third on the list of preferred elements in future Roxbury development, but jobs are the undisputed preference. Ninety-nine percent said jobs were very important, most important or important. Affordable rental housing was similarly rated by 96%, public services were preferred by 95% and home ownership by 89%.

The two development options which respondents felt were the least important were manufacturing and office development. However, when given a hypothetical situation where office development would provide more jobs for a site, 53% of the respondents preferred office development and 47% voted for manufacturing. Men preferred manufacturing while women preferred office development. Manufacturing tended to be viewed more favorably by lower-income respondents and by unemployed respondents.

Respondents were also asked to give their preferences regarding the types of retail or service stores to be located in the near future in the Dudley area. Excluding the "other" category, the preferred type of retail or service establishments are: a supermarket 93%, a full service pharmacy (91%) and professional services like dentists, lawyers and accountants (86%). Interestingly, new entertainment was strongly opposed by 9% of the respondents.

In summary, while respondents rated and described the types of preferred development, they also indicate a number of priorities. For example, respondents felt local organizations should enjoy control by guaranteeing employment for neighborhood residents (70%), assuring affirmative action for minority employment (66%), and reviewing the planning for major projects. When "very much" and "much" are collapsed for analysis, guaranteeing neighborhood residents employment is most noted (92%).

Table 6
Desired Control of Development

Desired Extent of Local Control of Development	<u>Very Much</u>	<u>Much</u>	<u>Very Much & Much</u>	<u>Little</u>	<u>Very Little</u>	<u>None At All</u>
Guarantee employment for neighborhood residents	.70	.22	.92	.05	.03	.01
Assure affirmative action for minority employment	.66	.24	.88	.06	.03	.01
Planning Review of major projects	.58	.26	.84	.09	.05	.02
Sharing revenues from development	.55	.30	.85	.09	.06	.01
Joint ventures	.53	.32	.85	.09	.05	.02
Equity participation	.51	.33	.84	.08	.05	.02
Principals in projects	.48	.33	.81	.12	.06	.01

Another area of concern is gentrification. An overwhelming majority, 467 or 75% of the respondents are strongly concerned that economic development will promote the displacement of low and moderately-low income Roxbury residents. Moreover, 364 (63%) of the respondents believe the influx of higher-income residents will have a positive effect upon the current residents and businesses in the area, if current residents and businesses do not suffer dis-

placement. Those respondents who anticipate a positive effect tend to be 35-44 years old, own their homes and believe race relations and discrimination have a great effect on the quality of life in Roxbury. Those 18-24 years of age tend to be more negative on their anticipation of such an influx. Those in the lower income bracket (\$0-11,999) and 18-24 years old anticipate a somewhat negative effect. Eighty-five percent believe such an influx would mean that many more White people would move into Roxbury and that the influx will have a positive effect.

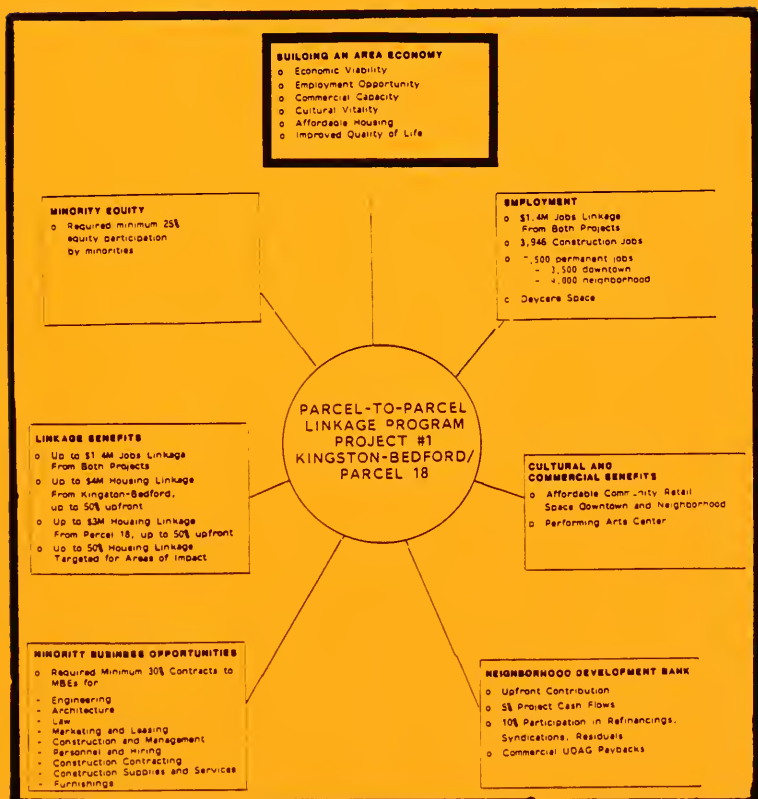
However, most respondents (425 or 80%) do not wish to see a Roxbury where the majority of the residents would be White. In essence, limited gentrification would be tolerated while displacement and extreme gentrification would not.

Summary of Key Findings

- o Roxbury residents are optimistic about the future: 91% thought the quality of life in Roxbury will improve in the next ten years despite the fact that 57% thought that conditions were worse now than five years ago.
- o Roxbury residents are racially tolerant: 81% were in favor of more Whites in Roxbury but not as a majority.
- o Roxbury residents think that some city services are good. The seven public services that ranked above average were fire protection, garbage collection, health care, public transportation, libraries, community colleges, and job training programs. Below average were: public housing, street cleaning, parking/traffic control, and parks and playgrounds.
- o Roxbury residents expect to own their own homes and strongly favor the creation of affordable housing as a strategy to improve the quality-of-life in Roxbury. 67 percent of current renters expect to own their own home in the future.

- o Roxbury residents have a clear idea about what they want from development: 99 percent said that job creation was an important component of future development in Roxbury. 92 percent preferred guaranteed employment for neighborhood residents and 88 percent preferred affirmative action for minority employment. Equity participation and planning review of development projects by the community were also strongly favored.
- o Roxbury residents were very concerned with the nature and extent of crime in their neighborhood. The crimes ranked very serious in descending order were: drugs and narcotics, burglary, muggings, car theft, vandalism, and store robbery.
- o The most preferred types of new retail stores to be developed in Roxbury were: supermarket, full service pharmacy, professional services (dentists, lawyers, accountants), banking services, and department store.
- o Although 75 percent of residents were strongly concerned that economic development would cause displacement of lower income residents, 81 percent thought that an influx of higher income residents would have a positive effect if displacement did not occur.

PARCEL TO PARCEL LINKAGE



PARCEL TO PARCEL LINKAGE

BUILDING A NEIGHBORHOOD ECONOMY*

Development for development's sake does not build stronger neighborhood economies, nor does it improve the standard of living for most Bostonians. Public development policies must change to meet the changed realities of the city's growth economy. Roxbury holds great promise as the home of a new neighborhood economy which links together the elements of Boston's growth economy to create jobs, residential development, and shopping, cultural, and recreational facilities. Considered as a whole such developments would provide a critical economic mass of new employment opportunities for new and existing residents, and would form a strong economic foundation to stimulate additional investment in the area. By raising the living standards of existing residents through new job opportunities and better housing, by boosting the local economy through new residents to the area, and by creating a more active and vital local market through new workers and visitors, Roxbury would once again become a robust local economy, thriving neighborhood, and a cultural center of Boston, stimulated by substantial private investment and targeted public investment. Major office, retail, and residential development on Parcel 18 would provide an anchor for this new, service oriented neighborhood economy.

Linking the proposed office complex development at the Kingston-Bedford garage site to Parcel 18 in Roxbury ties the concept of linkage together with a new approach to public-private partnerships (joining public land disposition and private development investment) to build and strengthen the neighborhood economy of Roxbury. The attributes of this particular parcel to parcel linkage project are very special. The downtown economy could obtain the lower-priced competitive office space needed

*Excerpted from BRA publication, "Parcel to Parcel Linkage Program: Interim Report", draft for discussion only.

to capture the projected growth of the city's large and small firms. The city's small and medium size firms are growing more rapidly than large firms. Furthermore, small firms employ Bostonians at a greater rate than do larger firms. Yet many smaller firms are being priced out of the downtown. The failure to produce space competitive with the lower priced suburban markets could result in the loss of jobs for Boston. For every two hundred square feet of leased space that becomes vacant, one job is lost. At the same time, Roxbury could build a new economy with a 50 percent expansion of its job base. The wage income flow could create a demand for a new retail and services market and support a new housing market built by community based groups.

Housing creation is a critical component of the success of a new Roxbury economy. An increase in and upgrading of the supply of Roxbury housing would be necessary to provide housing for existing residents and new employees wishing to locate near their place of work. In 1985 alone the BRA designated minority and community development groups to develop 600 units of housing in Roxbury. Thirty six percent of these units are priced below market; 56 percent are equity units and 44 percent are rental units. This housing could provide the backbone of the new neighborhood economy in Roxbury.

Roxbury: The Planning Context

Despite some positive change, Roxbury in 1985 stood apart from city-wide norms. Poverty and unemployment were far higher. Incomes were much lower. More of the Roxbury labor force was centered in lower paid occupations. Access to downtown jobs was more limited, only 12 percent of Roxbury workers work in the downtown, and travel time to work was much greater. Housing conditions were poorer. Virtually every measure of

the quality of life for Roxbury registered "low" relative to the entire city.

Parcel to parcel linkage signifies job and income growth and brings Roxbury and minority residents into the fold of Boston's expanding opportunity by helping to build a new neighborhood economy. If Roxbury workers could capture a lion's share of the jobs created by development on Parcel 18, workers' incomes could rise to citywide norms. Expanded purchasing power could create a new market for retail trade, services, and affordable housing. A new neighborhood economy could emerge.

Parcel 18, with a potential of 700,000 square feet of office space and 4,000 new jobs, could make up a significant percent of the downtown's projected office development and job growth in the 1986-95 decade. In effect, with Parcel 18, Roxbury could be re-aggregated into the Boston economy, and tied into the city's expanding economic opportunity.

The New Roxbury Economy

The key to understanding Roxbury's role as a new neighborhood economy is to determine how this community could be brought into the momentum of the Boston economy as a whole, and the downtown economy in particular. Looking ahead to 1990, the city's economy is expected to continue to grow based upon its shares of business and professional services, finance, insurance, money management, education and medicine, and the communications, knowledge, and high technology industries. Long term projections for the U.S. economy indicate substantial growth in these activities in which Boston has a relative concentration. The city is expected to gain 72,000 net new jobs between 1983 and 1990, mostly in communications, finance and money management, and business and professional services. Roxbury could benefit from direct ties to these expanding industries and the

spillover of related or intermediate firms. The concept of a new neighborhood economy in Roxbury involves the creation of a comprehensive development of office space to attract expanding industries, new homes, and affordable commercial spaces for community retail and services. This would restore Roxbury as a self-sufficient economy where people live, work, shop and play.

The creation of a new neighborhood economy in Roxbury would be based on its new roles as a competitively priced source within Metropolitan Boston for back-office space directly linked to the downtown economy. Large firms such as insurance and financial businesses are very likely to choose a location like Parcel 18 for many back-office operations, rather than accommodate those employees in more expensive downtown space. Small and medium size firms, many of which are currently being priced out of the downtown core, may look to development on Parcel 18 to supply efficient, less expensive tower office space. In view of its close proximity to downtown Boston and the Back Bay, the area could become an office market directly competitive with suburban office parks in areas such as Quincy, Burlington and Waltham by developing modern office space at competitive rental rates. Creation of incubator industrial space for new high-technology firms would also be a direct source of well-paying job opportunities.

Commercial and Cultural Development

Another element of the new economy is the development of a commercial and cultural center to foster shopping, leisure, and recreational uses. These activities will draw directly from the increased working and resident population in the Roxbury area. New workers and residents could double the size of the surrounding retail market. Development of Parcel 18 would include a substantial retail component priced below the market so that smaller, community-based businesses would be able to afford to

HOUSING CONDITIONS



Housing Conditions

Within the past few years, the housing market in Boston has tightened significantly, making it extremely difficult for low and moderate-income persons to find decent rental housing, and effectively locking all but the higher income persons out of homeownership. Many factors including rising population, booming downtown economy, lag in new housing construction over the past two decades, and nearby suburban municipalities use of restrictive zoning and regulatory practices (resulting in the discouragement of affordable housing developments) have contributed to the shortage of housing available to Boston residents. In addition to a physical shortage of available housing units, Boston has recently experienced what the National Association of Realtors (NAR) have called the "greatest inflation of home prices of any region in the nation", in 1985, the NAR found that the average single family home price in the Boston area reached \$144,800, a 38 percent increase in one year. Many middle income residents, locked out of homeownerships by skyrocketing home prices, help to drive up rental prices by competing with lower income residents for scarce rental housing.

Boston is primarily a city of renters with only 27 percent of Boston's 1980 population owning their own homes. In many areas of the city, the ratio of renters to homeowners is even more skewed; for instance, in 1980, Roxbury's 13 census tracts reported only 12.9% of the all units as being owner-occupied. Because renters in general are more vulnerable to fluctuations in the housing market, this puts Roxbury's renter population in an increasingly precarious position, and drastically limits housing options for lower income Roxbury residents.

The absence of federal funds for the development of affordable housing exacerbates the problems of lower income Roxbury residents seeking affordable equity or rental housing, since the provision of such housing is extremely difficult without substantial subsidy. In the past, significant public investment in Roxbury resulted in a high proportion of publicly assisted housing, both public housing, and private, publicly assisted developments, as well as many multifamily buildings substantially rehabilitated through public funds.

In 1980, nearly half of all units in the area, and two-thirds of all rental housing units in the area had some sort of public support. While subsidized rentals in Roxbury are an important housing resource, the clear need is to create opportunities for homeownership in a variety of styles and cost levels. A number of resources, ideas and techniques may be utilized to develop specific programs to make this possible throughout the area. These include:

- ° Vacant land currently owned by various public agencies (BRA, Real Property, PFD) making possible the private development of housing at lower costs (the land becomes the subsidy).
- ° The provision of infrastructure/site preparation in order to bring down the cost of development.
- ° The rehabilitation of publicly owned vacant housing units or redevelopment of other buildings suitable for housing.
- ° The encouragement of a parcel-to-parcel type linkage agreement whereby a private developer is required to link development of a desirable parcel with some form of affordable housing.

- ° To reduce the cost of housing development by exploring pre-manufactured or simplified construction methods.
- ° The development of new ways to write down land costs and provide mortgage interest subsidies, either to individuals or groups, obtained via MHFA.
- ° The provision of technical assistance to perspective homeowners: counseling programs (managing housing costs, financing and purchasing, etc.), as well as counseling tenants of publicly assisted developments constructed with HUD mortgages, which may be converted to cooperative ownership.

The utilization of known and still to be discovered resources and techniques to encourage the development of housing affordable to Roxbury residents may begin to address the many problems created by Boston's housing shortage. The rise in property values throughout the city (and within Roxbury in particular) has created a climate in which private housing development costs may be substantially reduced by the provision of low cost or free public land, thereby making the provision of affordable housing more feasible without the need for the massive Federal subsidies of the past, and encouraging the private sector to actively contribute to a more stable future for lower income residents.

ZONING CONTROLS



ZONING CONTROLS

The Dudley area economic revitalization will bring with it speculation which threatens the general welfare of the community. However, speculation, random and unplanned development are not necessary evils along the road to economic health. They can be anticipated and controlled by the use of an Interim Planning Overlay District which rationalizes and balances growth for the benefit of the community. Therefore, an Interim Planning Overlay District will be recommended to the Zoning Commission of the city of Boston to protect the Dudley area during the two year planning process.

In an Interim Overlay Planning District any use or activity requiring issuance of a building permit or change of occupancy or use permit must first undergo a public hearing and receive a planning permit from the Board of Appeal. The Board of Appeal may take no action prior to receipt of a recommendation on such permit from the Boston Redevelopment Authority. This process ensures that during the planning period any new or expanded use will be subject to public input and be consistent with the planning goals for the overlay area. After the planning period, the BRA will recommend revisions to the Zoning Code which will reflect the intent of the plan.

Preservation and enhancement of open space are significant elements in revitalization of the Dudley Square area. Open space zoning can achieve this preservation by clearly defining the area that will be protected as public open space.

A Betterment Zone will be used to achieve public land use benefits and land use planning goals. The entire Overlay District will be eligible to receive compensation funds. Historic areas will be established as subdistricts within the Overlay District to protect and preserve the historic character of the area during the planning process. Substantive standards for judging historic significance of structures will be established and procedural rules will be published for the designation process.

Residential Zones

Residential zones will be designated according to density. Denser multi-family high-rise housing will be clustered in close proximity to public transit, larger common open space areas, and commercial/retail areas. Lower density housing generally will be located radially from the centers of activity and in the historically single family areas with larger lots. Final residential zoning designations will include the following:

- o Single family detached housing - 4500 square foot lots
- o Duplex housing - 5,500 square foot lots
- o Four-family - 8,000 square foot lots
- o Multi-family apartments and townhouses
- o Multi-family high-rise apartments

Open Space Zone

Large public open space areas adjacent to concentrated residential areas will provide space for recreation and contemplation.

- o Preservation and maintenance of public open space
- o Public access to open space

Neighborhood Commercial Zone

Mixed uses are considered desirable to anchor the neighborhood services and local business. Residential use will guarantee round the clock presence by neighborhood people in the commercial zone. Commercial use guarantees daytime activity at the street level.

- o Local business uses on ground floor
- o Residential, specialty services and professional offices on upper floors

Institutional

From the perspective of sound land use, institutions pose a number of problems which current zoning only inadequately addresses. Institutions will be required to keep an updated copy of their master plans for physical expansion on file with the city at all times. Such a plan should cover five years from the date of filing, include a ten year plan, and any other subsequent data

which the institution sees appropriate, and should contain sufficient information to enable the BRA to determine compatibility with the Master Plan for the area. Institutions should relate to the surrounding neighborhoods through physical and service orientation to the community.

- o Schools - Master plans for physical expansion 5 and 10 years
- o Public Institutions - Master plans for physical expansion in 5 and 10 years

Office Development Zone

The Office Development concept brings mixed-use, office/light industrial, high-tech commercial, hotel and other business uses to an appropriate site, where these activities can be focused and interact to support each of the activities. High-rise office space zones located adjacent to the mass transit center and along highly accessible arterials are keys to establishing a strong office market.

- o Ground floor retail
- o Office/light industrial, high-tech
- o Commercial
- o Hotel
- o High-rise high density office space

Historic Areas

To protect buildings of historic significance in the Dudley area during the two year planning process, historic preservation areas will be identified within the Dudley Interim Planning Overlay District. The Boston Landmarks Commission will make recommendations with respect to the establishment of conservation, restoration or moving of buildings, structures and fixtures in the historic areas be incongruous with the historic aspects of the district.

- o Protection of historic structures
- o Preservation of design/historic character of districts

HISTORIC LANDMARKS



HISTORIC LANDMARKS

In Roxbury, as in most of Boston's older neighborhoods, historic resources are not limited to a few, museum quality structures, but cover substantial enclaves of privately owned properties which represent a type and style of building, such as the working class housing of Frederick Douglas Square, or the more elaborate houses found in the Moreland and Highland Park sections. The Boston Landmarks Commission has identified these significant historic sites and areas in the Dudley Square area that merit protection.

Because of the variety of historic sites, the techniques for achieving the protection and rehabilitation of these properties must include an array of community development mechanisms which address the complex needs and requirements of the properties and their owners.

One of the devices which has been identified to help preserve Roxbury's special identity and character, and promote the revitalization of parts of the community which are not thriving, is the Roxbury Heritage State Park.

Following proposals by city government and private non-profit organizations, the state legislature approved the creation of a Heritage State Park in Roxbury by authorizing a \$4.5 million plan to build the park. In addition, a fund was created to administer the park for the benefit of the public at large. The Department of Environmental Management (DEM) in the Executive Office of Environmental Affairs is developing the plan for the park. The five main goals for the Roxbury Park, as for other heritage parks in the Commonwealth, are:

- o to preserve and enhance those unique combinations of natural and man-made features, found in the state's urban areas, that have played significant roles in state or regional history;
- o to provide needed urban open and recreational areas;
- o to coordinate with and integrate local, state, and federal funds/programs to provide maximum community revitalization benefits;
- o to rely on and encourage local initiative and involvement in the planning and development of a Heritage State Park system.

In addition to the five main goals of the heritage park, the Landmarks Commission suggests that the following specific principles guide the Roxbury project:

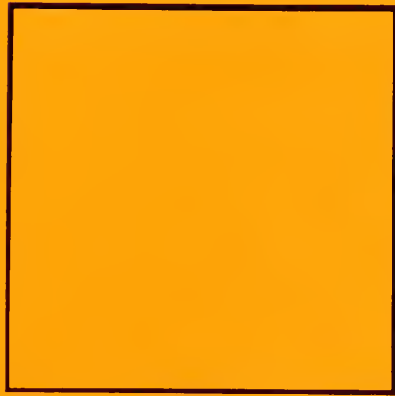
- o The park should reinforce the traditional activity centers in the Dudley Station area and in Eliot Square as a catalyst for economic revitalization in those districts.
- o Public monies should be invested in those special buildings and sites for which private investment is unavailable.
- o Public monies should be allocated first to irreplaceable historic and natural resources rather than to routine public improvements and infrastructure.
- o Substantial investment in core sites to be managed by DEM should be complemented by financial assistance to other important, privately held historic properties.
- o Core sites should be selected not only for their uniqueness and vulnerability but for their relevance to the major themes to be developed in the interpretive program for the park.
- o Interpretation of Roxbury's heritage should cover not only the core sites, but the less well known, dispersed sites and areas which contribute to an understanding of the community's rich past.
- o The design of facilities to be included in the park should balance the needs of regional visitors with the needs of adjacent neighborhoods.

In order to preserve the historic and architectural fabric of Roxbury, the Authority has authorized the staff to collaborate with other agencies involved in developing restoration and preservation strategies at historic sites.

Towards this end, the Authority has commissioned the inventorying of historic buildings in Roxbury and the inventorying and conditions survey of the tombstones at the Eliot Burial Ground (1630).

COMMUNITY PARTICIPATION

DOCUMENTS





CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

TO: ROXBURY NEIGHBORHOOD COUNCIL MEMBERS

FR: Harold Hughey, Coordinator
Mayor's Office of Neighborhood Services

RE: NEIGHBORHOOD COUNCIL ORIENTATION AND BRIEFING
SESSION

DATE: June 6, 1986

You are cordially invited to a breakfast orientation and briefing session for members of the Roxbury Neighborhood Council on:

Thursday June 12, 1986
8:30 A. M.
Parkman House
33 Beacon Street

This will be the first in a series of briefings scheduled to assist the Neighborhood Council and the City administration in implementing a cooperative relationship regarding basic service delivery and neighborhood development.

The agenda will include a discussion of the Neighborhood Council Program as well as a presentation by the Public Facilities Department and Boston Redevelopment Authority of efforts in the Roxbury neighborhood to address the goals of affordable housing, economic development and employment opportunities.

I will look forward to seeing you Thursday morning and working closely with you in achieving our mutual goals.

Please R.S.V.P. by notifying me at 725-3485.



FILE

CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

May 21, 1986

Mr. Ken Wade
Greater Roxbury Neighborhood Authority
134 Warren Street
Roxbury, Massachusetts 02119

Dear Mr. Wade:

I am writing to confirm discussions you have had with my staff regarding my commitment to work with you and members of the Greater Roxbury Neighborhood Authority (GRNA) as part of a Roxbury Neighborhood Council.

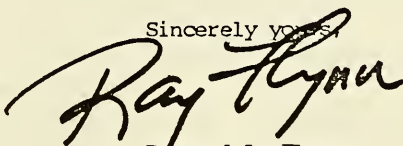
As I pledged to the Roxbury neighborhood at a public meeting last fall sponsored by your group, and at many subsequent meetings in Roxbury and throughout the City, I am committed to a redevelopment process which:

- o actively involves every segment of the Roxbury neighborhood in the planning and development process;
- o provides affordable rental and homeownership opportunities for neighborhood residents without displacing existing families;
- o provides employment, training and economic development opportunities for neighborhood residents and community development organizations including minority participation in the redevelopment opportunities and benefits; and
- o recognizes the GRNA as an active and committed partner in the process. Specifically, I am moving forward on our agreement whereby the GRNA will appoint thirteen (13) members elected by the neighborhood and I will appoint eight (8) members from the Roxbury neighborhood. This Neighborhood Council will be afforded the same role and responsibilities in the development and service delivery process as residents of six other neighborhoods in the City. Attached for your information is a list of my eight (8) appointments to the Neighborhood Council.

I look forward to working closely with the Roxbury Neighborhood Council in formulating a plan whereby the neighborhood achieves the maximum benefits from redevelopment opportunities. We will work together closely to improve basic city services.

If you need additional information or assistance in your efforts please contact Harold Hughey of my staff. He can be reached at 725-3485.

Sincerely yours,

A handwritten signature in black ink, reading "Ray Flynn". The signature is fluid and cursive, with the first name "Ray" and last name "Flynn" clearly distinguishable.

Raymond L. Flynn
Mayor of Boston

RLF/rh

DRAFT.

(DRAFT REVISED 3-24-86)
AGREEMENT AMONG THE CITY OF BOSTON,

BOSTON REDEVELOPMENT AUTHORITY AND THE
NEIGHBORHOOD COUNCIL

We, the Mayor's Office of Neighborhood Services and members of the Neighborhood Council for the _____ Neighborhood hereby agree to proceed to fulfillment of the Neighborhood Initiative Plan dated June 1985 and to provide participation in City government decisions affecting land use, development and service delivery in the _____ neighborhood and to maximize the ability of neighborhood residents to participate fully in municipal affairs.

NOW THEREFORE, BE IT AGREED AS FOLLOWS:

ARTICLE 1. PARTIES TO THE AGREEMENT

1.1 This Agreement, made this _____ day of _____, 1986 by and among the City of Boston, a municipal corporation in the Commonwealth of Massachusetts, acting by and through its Office of Neighborhood Services, the Boston Redevelopment Authority, a public body politic and corporate organized and existing pursuant to the provisions of Chapter 121B of the General Laws of the Commonwealth of Massachusetts and the _____ Neighborhood Council, a community committee consisting of members appointed by the Mayor from a list of candidates, consisting of nominees of community organizations, up to three (3) per organization and from lists of nominees on a form approved by the City, compiled by any resident of the Neighborhood Council Area (as such term is defined in Article II below) which include signatures from twenty-five (25) residents of the Neighborhood Council Area. The City, Authority and Neighborhood Council are jointly referred to herein as the parties.

ARTICLE 2. DEFINITIONS

2.1 The following terms or pronouns used in their stead wherever they appear shall be construed as follows:

"Area" shall mean the Neighborhood Council Area, as further defined in 2.5.

2.2 "Authority" shall mean the Boston Redevelopment Authority.

2.3 "City" shall mean the City of Boston, a municipal corporation in the Commonwealth of Massachusetts acting through its various Departments

2.4 "Neighborhood Council" shall mean the _____ Neighborhood Council.

2.5 "Neighborhood Council Area" shall mean the area established by the City, Authority and Neighborhood Council, the exact boundaries of which are shown in Appendix A attached hereto and hereby incorporated by reference.

2.6 "Neighborhood Council-City Liaison" shall mean the person designated by the head of a Service Department to perform the functions detailed in Article 4, Section 4.3.

2.7 "Parties" shall mean the City, Authority and Neighborhood Council.

2.8 "Service Department" shall mean the following City Departments: Public Works, Parks and Recreation, Inspectional Services, Traffic and Parking, Police, Fire, and Public Facilities.

ARTICLE 3. DUTIES AND RESPONSIBILITIES OF NEIGHBORHOOD COUNCIL

3.1 The Neighborhood Council shall serve as an advisory committee to the City and Authority with regard to the Area in accordance with their responsibilities as detailed in this Article or as called upon by the City or the Authority.

3.2 The Neighborhood Council may review draft requests for proposals (RFP'S) soliciting proposals for redevelopment of property owned by the City or the Authority located within the Area or any other matter assigned

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by the City or the Authority. The Neighborhood Council may hold meetings, undertake research, study, deliberate and formulate recommendations with regard to the particular matter. All recommendations of the Neighborhood Council shall be submitted to the City or Authority within thirty (30) days of receipt of the particular matter. The matter submitted to the Neighborhood Council for review shall not be delayed in the event the Neighborhood Council fails to submit its written recommendation within thirty (30) days.

3.3 The Neighborhood Council shall submit written responses to specific inquiries of the City or Authority within a reasonable period of time.

3.4 The Neighborhood Council shall conduct a program of public information about the Area among residents of the community such as a newsletter and shall solicit the opinions and desires of residents of the community and submit written reports setting forth these views and positions to the City and the Authority. Accordingly, the Neighborhood Council agrees as follows:

(a) To hold open meetings in accordance with the Section 23B of Chapter 39 of the General Laws, to formally notify representatives of community groups that are active in the Area to attend its meetings, to publicize meetings; time, date and place in a newspaper of local circulation and to operate an office as an information center, and from time to time as needed, or as requested by the City of the Authority to hold well-publicized community-wide public meetings; however notice provisions of said Section 23B shall not be applicable to meetings under this contract.

(b) To submit written communication regularly to the City and the Authority in order that the City and the Authority may accurately assess its relationship with and respond to the needs of the Neighborhood Council and Area residents; and

(c) To maintain a complete set of minutes of its meetings and to make records available to the public, the City and the Authority upon request.

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3.5 The Neighborhood Council shall provide seven (7) days prior written notice to the Neighborhood Council-City Liaison, the City and the Authority of a Neighborhood Council meeting to which the presence of the Neighborhood Council-City Liaison is requested. The notice shall identify the specific subject matters to be discussed.

3.6 The Neighborhood Council shall provide timely notice to the City and Authority of its recommendation with regard to any application for variances before the Board of Appeal.

3.7 The Neighborhood Council may prepare an Annual Service Report which report shall include a priority listing of service improvements or modifications desired in the Area. Such listing will reflect opinions expressed by Area residents during Neighborhood Council and public meetings.

3.8 The Neighborhood Council shall hold during each calendar year an Annual Meeting or Convention as prescribed by their bylaws. Said Annual Meeting/Convention shall be open to all residents at the Neighborhood Council Area and be widely publicized including but not limited to a notice appearing in a newspaper of local circulation. At said Annual Meeting/Convention the Neighborhood Council will report to the area residents on activities of the Neighborhood Council; priorities for the coming year and present for review and approval an Annual Service Report.

ARTICLE 4. DUTIES AND RESPONSIBILITIES OF THE CITY

4.1 The City shall receive and consider all written recommendations timely received from the Neighborhood Council pertaining to matters within the Neighborhood Council's subject matter jurisdiction. In the event the City acts in a manner inconsistent with the Neighborhood Council's recommendation, the City shall provide to the Neighborhood Council written reasons for its decision.

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4.2 The City and the Authority shall notify the Neighborhood Council in a timely manner of any proposed change in zoning or use of any land or building by a property owner or other applicant upon receipt of such application for change by the City.

4.3 All requests for proposals (RFP's) to be issued by the City, for development of land or property owned by the City may be reviewed by the Neighborhood Council prior to issuance. In the case of standardized Residential Development Program (RDP) RFP's the Neighborhood Council may review the standardized RFP and any substantive changes to that RFP. All comments and recommendations of the Neighborhood Council regarding draft RFP's regarding same shall be received by the City within thirty (30) days of receipt of the particular matter.

4.4 The Neighborhood Council may meet with applicants who are finalists under consideration for designation by the City. Excluded are applicants to the Residential Development Program (RDP). The Neighborhood Council shall forward all comments and recommendations regarding City designation within thirty (30) days of the receipt of the particular matter.

4.5 No matter subject to the Neighborhood Council's review shall be delayed in the event the Neighborhood Council fails to submit its written recommendation within thirty (30) days after receiving the particular matter from the City.

4.6 The head of each Service Department shall appoint a staff person to serve as the Neighborhood Council-City Liaison. The Neighborhood Council-City Liaison shall, upon proper request of the Neighborhood Council, as provided in Article 3, Section 3.5, attend the scheduled meeting for the purposes outlined in the notice of the meeting. The Neighborhood Council shall upon proper request of the Neighborhood Council-City Liaison have access to information from Service Departments to enable them to suggest improvements to the delivery of basic services in their area. All requests must be made to the Neighborhood Council - City Liaison.

4.7 The City of Boston through the Mayor's Office of Neighborhood Service agrees to provide the following to the Neighborhood Council:

1. Staff Liaison to coordinate City-Authority-Neighborhood Council relationships
2. Facilitate the provision of technical assistance to the Neighborhood Council and its Committees by City and Authority staff;
3. Assistance in securing a neighborhood office, furniture, supplies and equipment.
4. Will provide installation and maintenance of telephones;
5. Assistance in production of a newsletter for distribution to area residents.
6. Coordinate an Early Notification System to inform the Neighborhood Council at the earliest feasible date of applications for zoning variances, liquor licenses, RFP's and other actions by Municipal Departments, Boards and Agencies covered by this agreement.

ARTICLE 5. DUTIES AND RESPONSIBILITIES OF THE AUTHORITY;

MUTUAL COOPERATION

A. Duties and Responsibilities of the Authority.

5.1 The Authority shall receive and consider all written recommendations timely received from the Neighborhood Council pertaining to matters within the Neighborhood Council's subject matter jurisdiction.

5.2 All requests for proposals (RFP's) to be issued by the Authority for development of Authority owned land or property may be reviewed by the Neighborhood Council prior to issuance. All comments and recommendations of the Neighborhood Council regarding draft RFP's regarding same shall be received by the Authority within thirty (30) days of receipt of the particular matter.

5.3 The Neighborhood Council may meet with selected applicants under consideration for designation by the Authority. The Neighborhood Council shall forward all comments and recommendations regarding Authority designation within thirty (30) days of the receipt of the particular matter.

5.4 Any zoning revision or Interim Planning Overlay District (IPOP) proposed or reviewed by the City or Authority for submission to the Zoning Commission shall require prior review by the Neighborhood Council.

5.5 No matter subject to the Neighborhood Council's review shall be delayed in the event the Neighborhood Council fails to submit its written recommendation within thirty (30) days after receiving the particular matter from the Authority.

ARTICLE 6. INFORMATION

6.1 The parties acknowledge that sufficient and timely information is necessary to enable the Neighborhood Council to properly represent and inform the Area, to perform its requirements under this Agreement, and to assist effectively the City and the Authority. The City and the Authority shall provide the Neighborhood Council with access to data, studies, surveys, reports, contracts, proposals, specifications, or other such material as the City or Authority may deem appropriate. Subject to all public record laws all incomplete reports, information, studies, evaluations and all other work in progress shall not be distributed until mutually agreed upon by the parties.

ARTICLE 7. NOTICE PROVISIONS

7.1 All notices required by the terms of this Agreement or provided relative to this Agreement shall be given in writing and shall be sent by mail postage prepaid first class to:

Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201
Attention: Stephen Coyle, Director

Mayor's Office of Neighborhood Services
One City Hall Square
Boston, Massachusetts 02201
Attention: Alex Bledsoe, Director

Neighborhood Council
(ADDRESS)

Attention:

ARTICLE 8. MISCELLANEOUS PROVISIONS

8.1 Time is of the essence.

8.2 This Agreement may be amended only by a written document signed by all the parties.

8.3 This Agreement is made subject to all laws of the Commonwealth of Massachusetts. The Neighborhood Council shall not act in collusion with any City or Authority officer, agent, employee or other party, nor shall the Neighborhood Council make gifts regarding this Agreement or any other matter in which the parties to this Agreement have a direct and substantial interest.

8.4 This Agreement is made subject to the City of Boston Fair Housing Plan, and all applicable City, State and Federal laws pertaining to affirmative outreach in housing and non-discrimination.

8.5 Rights and interest accorded by this Agreement shall not be assigned, delegated, subcontracted or in any way transferred by any party without prior written consent of the others.

8.6 If by reason of force majeure any party is unable in whole or in part to carry out its obligations hereunder, said party shall not be deemed in violation or default during the continuance of such inability. The terms "force majeure" as used herein shall mean the following: strikes, natural disasters, or other events which cannot be definitely foreseen or controlled or circumstances where there was such inseparable interferences as could not have been prevented by the exercise of prudence, diligence and care by the parties.

8.7 The captions to Articles throughout this Agreement are intended solely to facilitate reading and reference to the Articles and provisions of this Agreement. Such captions shall not affect the meaning or interpretation of this Agreement.

8.8 Transfer of Interest. Rights and interests accorded by this Agreement shall not be assigned, delegated, subcontracted or in any way transferred by the Neighborhood Council without prior written approval of the City and the Authority.

8.9 Conflict of Interest - the parties acknowledge that they are fully informed with respect to the provisions of Massachusetts General Laws Chapter 268A (the Conflict of Interest Law). Neighborhood Council members shall be considered Special Municipal Employees for the purposes of this statute. No party shall act in collusion with any City officer, agent employee or any other party, nor make, or cause to be made, any gift(s) regarding this Agreement or any other matter in which the City or the Authority has a direct and substantial interest.

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ARTICLE 9. TERMINATION OF CONTRACT FOR CAUSE

9.1 If, through any cause, any party shall fail to fulfill in a timely and proper manner their obligations under this Contract, or if any party shall violate any of the covenants, agreements, or stipulations of this Contract, any shall thereupon have the right to terminate this Contract by giving written notice to the party of such termination and specifying the effective date thereof, at least fifteen (15) days before the effective date of such termination.

9.2 Notwithstanding the above, the Neighborhood Council shall not be relieved of liability to the City or Authority for damage sustained by the City or Authority by virtue of any breach of the Contract by the Neighborhood Council.

ARTICLE 10. TERM

The term of this Agreement commences on _____ and ends at midnight on _____ unless sooner terminated as provided by this Agreement.

APPROVED AS TO FORM: _____

Corporation Counsel

ROXBURY HOUSEHOLD SURVEY DATA



Household Survey Data, 1985

<u>Marital Status</u>	<u>Roxbury</u>	<u>Boston</u>
Total	100	100
Never married	36	45
Married	42	37
Divorced/Separated	14	10
Widowed	9	7

<u>Income</u>	<u>Roxbury</u>	<u>Boston</u>
Median family	14,272	21,000

<u>Persons per household</u>	<u>Roxbury</u>	<u>Boston</u>
	2.7	2.4

<u>Percent overcrowded</u>	7%	4%
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<u>Home security</u>	<u>Roxbury</u>	<u>Boston</u>
very good	20	35
good	35	35
Fair	20	17
Poor	25	13
Total	100%	100%

<u>Number of rooms per unit</u>		
mean	4.9	4.7

<u>Housing tenure</u>	<u>100</u>	<u>100%</u>
owner	18	32
renter	82	68

	<u>Roxbury</u>	<u>Boston</u>
Contract rent (cash)	\$230	\$350
Gross rent (cash)	330	400

Units in structure

Single	13	20
2 - 4	50	42
5 - 6	6	7
7+	31	31
Total	100	100

Income, household, 1984

3,000	12	15
3,000 - 6,999	24	14
7,000 - 9,999	8	7
10,000 - 14,999	17	11
15,000 - 19,999	8	9
20,000 - 24,999	10	9
25,000 - 29,999	6	8
30,000 - 39,999	10	12
40,000 - 49,999	2	6
50,000+	3	9

Total	100	100
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Median	\$12,950	\$19,250
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Income

Median family	\$14,272	\$21,000	68%
Median U.I	8,588	13,608	63%
Median H.H.	12,950	19,250	67%

Household Survey Data

Family unit largest source of income, 1984

	<u>Roxbury</u>	<u>Boston</u>
Wages & salaries	68	72
Property rental income	1	0
Social security	11	11
Unemp/SSI/Afdc/Welf	18	6
Veterans benefits	1	1
Rel/Friends/Alimony/Chld sup	0	4
Pension/annuity	0	3
Other	1	3
Total	100%	100%

Labor Force data, 1985

	<u>Males</u>	<u>Females</u>	<u>Total</u>
<u>Roxbury</u>			
LFPR	64	55	58
Unemp %	14	5	9
<u>Boston</u>			
LFPR	71	58	64
Unemp %	6	3	4.6

	<u>Roxbury</u>		<u>Boston</u>	
	<u>LFPR</u>	<u>Unemp R</u>	<u>LFPR</u>	<u>Unemp R</u>
High School	49	14	42	11
High Sch. grad	64	11	65	6
Some college	79	5	72	4
College grad.	85	*	83	2
Total				

Household Survey Data

<u>Family Composition</u>	<u>Roxbury</u>	<u>Boston</u>
<u>Families</u>	66	46
Couples	35	29
alone	11	10
children	22	18
others	2	1
single parent	32	17
children	25	11
child & other	3	2
other rel.	4	4
<u>Unrelated Ind.</u>	34	54
live alone	25	32
live w/others	9	22
<u>Age Composition</u>		
0 - 4	8%	6%
5 - 9	8	5
10-14	7	6
15-19	10	8
20-24	9	15
25-29	11	13
30-34	7	9
35-44	14	12
45-54	10	8
55-64	7	7
65-74	6	7
75+	3	4
Total	100%	100%
Median age (years)	28.2	28.8

Household Survey Data

<u>Occupational distribution, 1985</u>	<u>Roxbury</u> <u>100%</u>	<u>Boston</u> <u>100%</u>
Professional, Technical and Managerial	27	36
Sales	4	7
Clerical	19	20
Craftsmen	10	8
Operatives	15	10
Laborers	*	2
Service workers	27	18
cleaning/food	10	10
health	11	4
misc.	6	4

<u>Industrial distribution, 1985</u>	<u>Roxbury</u> <u>100%</u>	<u>Boston</u> <u>100%</u>
Construction	2.6%	3.8%
Manufacturing	16.3%	13.8%
TCPU	3.9%	5.6%
Trade	13.7%	16.5%
Fire	7.2%	9.3%
Services	40.5%	40.2%
Government	15.7%	10.7%
Total	99.9%	99.9%

Modern ConveniencesRoxburyBoston

Air conditioning

Yes

24

36

No

76

64

Dishwasher

Yes

8

22

No

92

78

Garbage Disposal

Yes

12

30

No

88

70

Exterior condition - Work needed

RoxburyBoston

Great deal

15

7

Some

35

23

Little or no

50

70

Interior condition

Very good

16

35

Good

37

38

Fair

38

21

Poor

9

6

Housing Vacancy Rate

Gross

9

6

Net

7

4

Household Survey Data

<u>Poverty, 1984</u>	<u>F+UI</u>	<u>F</u>	<u>UI</u>	<u>Persons</u>
Roxbury	28%	32	18	31
Boston	19	22	17	21

<u>Poverty status, by race, 1984</u>	<u>W Por</u>	<u>M Por</u>	<u>WN-Por</u>	<u>MN-Por</u>	<u>Total</u>
Roxbury	1	30	7	62	100
Boston	8	13	54	25	100

Minority Pov. rate

33% Roxbury 30/92
34% Boston 13/38

White Pov. Rate

12½% Roxbury 1/8
12.9% Boston 8/62

Poverty Status of Families and Unrelated Individuals by Family Unit Type, 1984

	<u>Roxbury</u>	<u>Boston</u>
<u>In Poverty</u>	28%	19%
Live alone	5	6
Couple	3	1
Couple w/Children	4	2
Single parent w/child	15	6
Live w/other rel	2	1
Live w/unrelated pers.	1	3
<u>Not in Poverty</u>	72%	81%
Live alone	20	27
Couple	9	9
Couple w/children	18	16
Single parent w/child	15	7
Live w/other rel.	3	3
Live w/unrelated pers.	8	20

III

ROXBURY IPOD WORKBOOK



Roxbury IPOD Discussion Workbook

I. INTERIM PLANNING OVERLAY DISTRICT

The current Boston Zoning Code and Maps were adopted over twenty years ago. Since that time, there have been several amendments made to these regulations, but these changes were made without comprehensive analyses leading to overall revisions to the zoning of the neighborhoods. In November, 1984, the Zoning Commission approved the creation of the Interim Planning Overlay District (IPOD) mechanism as a direct response to community concerns about outdated and possibly inappropriate zoning.

The Interim Planning Overlay District is a Special Purpose Overlay District in the Boston Zoning Code. It is designed to allow comprehensive planning and rezoning of a neighborhood in concert with the community. It recognizes that a reasonable amount of time is required to complete the comprehensive planning study, and that during that period it is essential to protect the area under review from unwise development that would undermine the ultimate goals of the planning and rezoning process.

The Flynn Administration is committed to a collaborative planning process. The land use issues in Roxbury mandate comprehensive planning by the City and the community. In order to begin this process, the Boston Redevelopment Authority will petition the Zoning Commission to adopt a Roxbury Interim Planning Overlay District regulation to be in effect for two years. This regulation will be written as an amendment to the Zoning Code and will include the following sections.

1. Physical Boundaries: This section gives exact boundaries for the Roxbury planning area.
2. Time Period: This section establishes the period in which the IPOD will be in effect. In the case of Roxbury, the IPOD will be in effect for two years. At the end of the two years, the Interim Planning Permit process will expire and, either the new zoning developed during the planning process will be implemented, or the original, pre-IPOD zoning districts will be put back in force.
3. Characteristics of the District that Make the Current Zoning Inappropriate: This is an explanation of why the current zoning may be inadequate or inappropriate. For instance, underlying zoning may allow uses adjacent to residential sites that create conflicts; height controls in addition to floor area ratio controls may be required to control development.
4. Goals and Objectives: This section provides a list of the objectives to be achieved in developing new zoning for the planning area.
5. Interim Controls: For two years, the Interim Controls outlined in this section will regulate development in the IPOD. Allowed or exempt uses, forbidden uses, and those uses which will require an Interim Planning Permit will be specified.

**ROXBURY INTERIM PLANNING OVERLAY
DISTRICT DISCUSSION WORKBOOK**

**Boston Redevelopment Authority
Stephen Coyle, Director**

ROXBURY INTERIM PLANNING OVERLAY DISTRICT DISCUSSION WORKBOOK

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Preface

This workbook constitutes the first step toward developing a systematic review of land use and zoning designations in the Roxbury District. The need for a comprehensive examination of how the community will physically evolve over the next generation calls for sound planning and far-sighted decision-making.

With the general decline of manufacturing and other labor intensive commercial uses which were established in most sections of Roxbury a generation ago and with the emergence of regional shopping districts, past patterns of land use and development are no longer viable.

New forms of land ownership (cooperative, condominium, limited equity, congregate) require new precepts and value definitions to ensure orderly and equitable development opportunities.

Additionally, the decreasing size of families, the socio-economic effects of a largely poverty oriented and unskilled labor base and the emergence of a service and transactional economy all contribute to the demand for creative uses of scarce land resources in this community.

The many and varied requirements of the community which allow for a quality and challenging lifestyle are all contingent upon a rational and fully informed community informational process.

The following material outlines the process which the Flynn administration believes will result in the greatest opportunity for local residents to involve themselves in the planning and implementation of new zoning regulations for the city and for the Roxbury community. This workbook also contains a compilation of issues and an area profile which will assist the community to identify and review those aspects of community dynamics which affect present lifestyles and future aspirations for the Roxbury area.

elective or appointive process in accord with regulations established by the Planning Advisory Committee.

C. FOCUS

The dual focus of the Committee will be to:

- o Establish goals and objectives of the Interim Planning Overlay District zoning regulation.
- o Participate in comprehensive planning analyses and development of revised zoning.

The central concern of the Committee will be to assist the City in developing new zoning for Roxbury.

D. BRA STAFF SUPPORT AND RESOURCES

A Program Manager will be designated to work with the Committee. Appropriate staff support will be provided to assist in meeting the needs of the Committee's responsibilities. Such support will include the development and presentation of educational materials to assist the committee to understand and apply land use principles in the context of the local community.

III. ISSUES

A. HOUSING

The need for quality affordable housing is particularly acute in Roxbury. The recent rapid acceleration in property values which has affected all sections of the city places Roxbury at a crossroad where conflicting priorities vie for precedence.

With its high percentage of low income families there is a demonstrated need for continued housing subsidized programs. The increasing scarcity of land and rising values coupled with the needs of moderate and market rate renters and buyers press the call for quality housing at prices which the poor cannot afford.

Additionally, the economic crisis precipitated by a preponderance of subsidized and public housing concentrated in this community reveals the need for families of higher income to stimulate and maintain the local retail economy.

The legitimate interests of those who proclaim the need for protection of low income families from unfettered economic exploitation, gentrification and displacement must be balanced and reconciled with the need for social stability, community economic well-being and homeownership opportunity for all who wish to reside in the community.

Such balance and reconciliation can occur when the community has a sense of the types of housing uses needed and where there is an understanding of the benefit of siting housing at locations where the renter/owner can realize the greatest benefit for his needs and preferences.

Currently, many different types of residential uses are located in hodgepodge fashion throughout the community. While some uses, such as many area nursing and rest homes were seemingly located with some rational relationship to their surroundings, many more uses (e.g., rooming houses, converted single family buildings and apartment buildings) were simply sited or converted with little concern for impact upon adjacent or nearby uses.

While most existing uses cannot be changed because they occurred either prior to adoption of the current zoning code or because a variance has been granted by the Zoning Board of Appeals, there are many illegal and offensive uses which can be identified. Most importantly, it is essential that the committee begin to review the enforcement apparatus of the zoning code to strengthen its capacity to ensure rational development of new residential uses.

Because of the historic development of the Roxbury community, because of less than vigilant review of proposed zoning variance and use petitions over the past decade, and because of the infusion of massive amounts of public dollars and subsidy programs there exists numerous instances of conflicting and confusing residential land uses. There is a need to consolidate these uses into a model configuration which can direct the future development of the community. Residential uses in the Roxbury community include:

- A. Single family
- B. Multi-family
- C. Apartment buildings
- D. Public housing/subsidized housing
- E. Institutional housing (nursing homes, homeless shelters, rooming houses, hotels, artist housing, group homes, pre-release centers, residential treatment centers, dormitories).

The issues which the committee will review include:

- o Appropriate siting of residential uses
- o Disposition of publicly-owned
- o Impact of increasing property values upon homeownership opportunity
- o Need for balanced equity opportunity for all income groups.

B. TRANSPORTATION

The primary transportation issue facing the Roxbury community is the proposed development at Dudley Square and the scheduled relocation of the M.B.T.A. Orange Line from its present route and terminal at Dudley Square to the newly built rapid transit corridor along the new Southwest Arterial.

With the removal of the existing elevated structure along Washington Street and the discontinuance of Dudley Station as a rapid transit station, numerous traffic and transportation impacts and pedestrian access issues are presented.

The central concerns which must be addressed by the RPZAC include:

- o M.B.T.A. replacement service options
- o Impact upon increased vehicular traffic flow and density
- o Impact of loss of ridership upon local businesses
- o Impact of diminished access to Dudley municipal center
- o M.B.T.A. replacement service options (L.R.V. or bus)
- o Impact of increased vehicular traffic flow and density at Dudley Square and along Washington Street.
- o Impact of reduced public transportation service upon local business.
- o Impact of diminished access to Dudley Municipal Center (library, courthouse, police station, municipal services site offices).
- o Impact of Increased parking demand along Warren Street and Washington Street (potential reuse of Ferdinand's Building for office space; potential reuse of 22-26 Warren Street as retail and food services).
- o Need for new parking facilities to meet general increased demand throughout the Dudley Square Business District.
- o Need for special transportation service and facilities for handicapped as a result of completion of Morgan Memorial complex at Parcel 6.
- o Impact of likely increased parking demand at Heritage State Park facilities, particularly at John Eliot Square and at the Burial Ground and Nunn Factory sites.
- o Need to review public transportation service to Grove Hall, Uphams Corner, and Mattapan.

C. INSTITUTIONAL ENCROACHMENT

The Roxbury community encompasses a number of higher education and medical facilities including Northeastern, Wentworth Institute, Brigham and Women's Hospital, Harvard Medical School, N.E. College of Pharmacy, Humphrey Occupational Resource Center and Roxbury Community College. Of these, Northeastern and the Roxbury Community College, currently under construction on Columbus Avenue present significant concerns regarding future expansion into the nearby Lower Roxbury residential community.

Northeastern intends to develop parking and possibly recreational facilities near Melnea Cass Boulevard, and Roxbury Community College's new 12 acre campus will impact upon the quality of life in adjacent neighborhoods.

Any new construction of multi-level classroom, research or residential (dormitory) facilities must result in positive benefits for the local residential community and be sensitive to the effects of shadow, wind and massing. Similarly, much consideration must be given to the incidental effects of major structures such as those contemplated at Parcel 18 and along the proposed Melnea Cass Business Park District.

The Increased needs for water and sewerage services, refuse and garbage removal and Increased vehicular traffic are real concerns with which the local residential community will have to permanently co-exist. Only if these

matters are openly discussed with community involvement at each stage in the planning process, can conflicts be minimized and fears subdued.

Additionally, demand for private rental and/or sales of existing housing units by students and office workers may create conflicts among the existing residents.

Primary concerns to be considered by the RPZAC include:

- o Impact upon traffic flow and density
- o Impact upon pedestrian and child safety
- o Impact of increased demand for rental units
- o Impact of increased demand for municipal services
- o Impact upon availability of supporting retail services
- o Impact of planned development at Parcel 18
- o Physical orientation of buildings

D. INDUSTRIAL DEVELOPMENT

A significant percentage of the land within the Roxbury District contain industrial, manufacturing and commercial activities. In many instances the current uses are inconsistent with existing or planned future commercial and residential development goals.

Also, as a result of activities began prior to the adoption of the current zoning code, there are instances of uses which are inconsistent, and often offensive to neighboring uses and to public safety and health.

Seemingly ill-considered juxtapositions of commercial and residential activities have, in some instances, resulted in potentially hazardous or dangerous situations.

Additionally, there is the need to identify opportunities for the introduction of new, high technology commercial and industrial activities which will address the need for skilled and unskilled employment for local residents.

The proposed Melnea Cass Business District anticipates the development of several multi-level mixed-use buildings. Such major vertical development near existing residential mid-rise and townhouse style developments require special sensitivity in planning to minimize the effects of wind, light and other environmental issues.

The beneficial creation of job opportunities and business development in this community must be tempered by perceived and real incidental impacts which may be inimical to the needs or aspiration of the local community.

Essential to the review of current commercial uses throughout the community include a consideration of several issues:

- o The Impact of vertical development along Melnea Cass Boulevard.
- o The community's interest in promoting new commercial activities in Roxbury

- o Impact of environmentally offensive or noxious uses in the community
- o Need to identify preferred locations for industrial development
- o Need to site certain offensive uses within prescribed boundaries
- o Impact of vehicular traffic and pedestrian safety
- o Need to examine off-street loading facilities

E. NEIGHBORHOOD COMMERCIAL DISTRICTS

The primary neighborhood commercial districts in Roxbury are Dudley Square and Grove Hall. Peripheral commercial districts at Egleston Square and Uphams Corner comprise the economic lifeblood of the community. Satellite retail centers such as Washington Park Mall, Humboldt Avenue and sections of Dudley Street and Blue Hill Avenue complement the primary districts.

Unfortunately, because of a number of socio-economic factors none of the community's retail areas has achieved more than marginal to moderate success in recent years. These are gaping pockets of vacant shops throughout all retail sections although there has been a recent increase in private investment at Dudley Square.

Clearly, with the anticipated revitalization of retail districts as a result of public and private incentives and as a result of rising real estate values, many issues regarding appropriate development must be considered by the RPZAC. Such issues include:

- o Need to develop marketing strategies which will encourage commercial investment
- o Appropriate siting of new commercial activities in relation to residential communities
- o Impact of excessive presence of alcoholic beverage licenses upon quality of life and street safety
- o Impact of adult entertainment activities upon the interest of new business investment
- o Impact of vehicular traffic flow and density and pedestrian safety at revitalized commercial districts
- o Need for streetscape and facade design criteria
- o Impact of planned Melnea Cass Business District upon local Dudley Square businesses
- o Need for private investment models which will stimulate local employment opportunities

F. VACANT LOTS

The Roxbury community has been negatively impacted by a large number of vacant residential and commercial lots as a result of disinvestment, arson, deterioration and neglect. This phenomena has caused many neighborhoods to lose their historical and social identities and has weakened the character and fabric of the community in large measure. Moreover, many of these 3,000+ lots are either publically owned or in quasi-public control.

While the BRA and other public agencies are attempting to address the need to restore these properties to productive use, several aspects of such activity should be reviewed by the RPZAC:

- o Need to re-zone certain land along traditionally commercial corridors for residential use
- o Need to identify areas where future mixed-use activities may be appropriate
- o Need to review the appropriateness of the current minimum square footage requirement for single family new construction
- o Impact of further increase in rental units
- o Impact of growing need for housing alternatives for low-income and homeless population
- o Impact of increased housing construction upon parking and traffic density
- o Need to identify parcels which can be assembled to create viable housing options
- o Impact of upward pressure on rents upon low-income persons and the elderly as a result of in-migration of higher-income families
- o Potential for displacement of long term residents of the community

G. ENVIRONMENTALLY HAZARDOUS AND/OR OFFENSIVE COMMERCIAL ACTIVITIES

The Hampden, Eustis, George, Girard rectangle also known as the transfer station block, located just north of the Dudley Street/Blue Hill Avenue intersection, contains the most offensive array of hazardous and environmentally dangerous activities existing throughout the entire city. Approximately 85% of the city's refuse is stored here for loading onto trucks for shipment to approved landfills.

A prime objective of the city administration is the eventual relocating of these activities to a more suitable site. With these activities recurring virtually adjacent to a major public housing development and near residential neighborhoods, it is essential that the RPZAC review these and associated uses here and at other manufacturing and commercial sites in Roxbury, e.g., Geneva Avenue, Quincy Street, and Columbus Avenue.

Additionally, the random pattern created by the historical development of small owner-operated manufacturing plants, job machine shops, and regional assembly and distribution businesses established in the Dudley Square and Roxbury commercial areas prior to World War II serves as an artificial barrier between residents and neighborhoods in many instances. In some instances such long-standing uses have constructively created permanent boundaries between neighbors which have been accepted. The continued existence of such uses may be appropriate, e.g., commercial uses near Warren Street and Elm Hill Avenue, manufacturing activities on Cheyney Street, and construction and manufacturing uses near Warren Street and Martin Luther King Boulevard.

However, in other instances such uses may constitute an undesirable and offensive division and barrier stifling neighborhood growth and stability and frustrating future beneficial land use potentials. Prime examples include the siting of refuse removal facilities near residential areas (transfer station

block), siting of the M.B.T.A. Car Barn on Washington Street, and the siting of open junk storage facilities on Harrison Avenue.

Moreover, some such uses may generate hazardous or dangerous waste waters or air-borne by-products which are detrimental to the local community or which may tend to depress land values.

Pivotal issues which the committee should review include:

- o Appropriate siting of new and existing uses away from residential areas
- o Need to police the types and volume of refuse removal and chemical storage activities
- o Impact of such activities upon current and future traffic density
- o Impact of refuse transfer activities upon presence of rodents and potential for transmittal of infectious diseases

H. HISTORIC PRESERVATION

Much of the Dudley Square area contains buildings and sites which are historically significant. More than 40 such locations have been identified in the Dudley Square Business District. The need to preserve, restore and protect these structures is clear. As a result of Dudley Square recently being accorded historic district designation by the Commonwealth of Mass. a significant opportunity is presented for conservation activities.

Unfortunately, unlike other areas of Boston where such structures have generally been recognized and utilized for institutional, residential or commercial uses over many decades, many such structures in Roxbury have been neglected and ignored, or worse, simply abandoned and boarded and potentially victim of arson. Several historic structures have been demolished, many as a result of arson suspect fires in the past five years.

The general economic decline and private sector disinvestment in the Dudley Square area over the past 20 years contributed greatly to the deterioration of historically significant structures such as the Ferdinand Building, Ruggles Hall and the Comfort Hotel building. Most of these buildings are empty and boarded or more than 90% vacant.

With the anticipated resurgence of the Dudley Square Business District, interest by private investors could serve to revitalize these structures, restoring many to their former character as architectural and historic showpieces.

There is also an obligation on the part of the public sector to create initiatives to restore and maintain publicly-owned structures such as the Dillaway Thomas House, the Nunn Factory and the Eustis Burial Ground. These and other buildings and parks require the involvement of community residents and groups working with government and private sector to ensure the continued maintenance and appreciation of these landmarks.

As such restoration interest develops, there are a number of pre-planning issues which the committee should consider:

- o Categorizing and indexing of historically significant structures
- o Develop historic restoration goals for the community
- o Development of working relationship with historic associations and museums
- o Development of guidelines for rating historic structures
- o Working with local businesses interested in restoring landmark structures
- o Develop relationship with city and state agencies concerned

I. OPEN SPACE PRESERVATION

There are many vacant publicly-owned lots in the Roxbury community which are too small or otherwise unsuitable for housing creation activities. As a result of the typically small lot configuration and close proximity of residential buildings there exists generally a high density ratio particularly in historic neighborhoods. Sound planning calls for the use of available vacant lots in residential areas for open space reservations.

In the past, such lots have been sold to abutters or community groups who pledge to maintain the lots as green areas or passive recreation parks. However, with the growing scarcity of available land, partly as a result of rising land values, it may be appropriate for public agencies to ensure the permanence of such parks by retaining ownership and granting long-term leases to individuals or groups who agree to maintain the site.

This is an issue with which the community should have the opportunity to address. Options and policies which will determine the use of such open space reservations for future generations should be fully reviewed by the committee.

Impact issues which should be considered include:

- o selection process for potential reservations
- o ownership and control preferences
- o long-term goals of local community
- o financial responsibility for maintenance
- o safety and liability issues
- o terms of lease

IV. NEXT STEPS

1. Appoint Planning and Zoning Advisory Committee members
2. Define Issues to be addressed by the planning process
3. Develop the Interim Planning Overlay District Regulation
4. Define any sub-committees of the RPZAC and any sub-areas of the IPOD
5. Develop timetable for the planning and rezoning process
6. Petition the Zoning Commission to adopt the Roxbury Interim Overlay District regulations

V. ROXBURY AREA PROFILE

Roxbury is one of the largest minority neighborhoods in the city and in the state. It contains about 20 percent of Boston's total Black population as well as a fast-growing Hispanic community. Located to the south of Boston, it is approximately two miles from downtown and one mile from Back Bay.

The Greater Roxbury area has long been a neighborhood in economic decline, although recent indications point to a future of great promise. Fifty years of economic distress have eroded the well-being of an area that was once a thriving residential, commercial, and industrial neighborhood center of Boston. Roxbury is a community comprised of larger families than in the city as a whole, with many female-headed households with children. The area has a larger problem with unemployment than the rest of the city, although more jobs are in professional and service occupations than in the past and health care dominates the industry profile. Incomes are lower and poverty is more prevalent than citywide although some gains were made between 1970 and 1980.

During the last twenty years, some progress has been made through substantial public investment in Dudley Square and the dedicated efforts of local business people and community leaders. The economic potential of the area is bright given its excellent location, proximity to the downtown economic boom, stabilizing population losses, rising property values, property tax reform benefits, increasing public and private investment, active community involvement, and attractive sites for future development.

A. Population

- o Forty-seven percent of all Roxbury residents were born out of Massachusetts or in foreign countries.
- o ROXBURY'S YOUNG PEOPLE, AGE 14 OR YOUNGER, COMPRISE 27 PERCENT OF THE TOTAL POPULATION: THE CITY-WIDE RATE IS 17 PERCENT.
- o In 1980, the Roxbury population was 33,086. Of the total population 29,274 residents or 89 percent were Black, 1,756 or 5 percent were White, 2,469 or 4 percent were Asian, and the remaining 1,918 were of other races.

B. Households

- o OVER HALF, 54 PERCENT, OF ALL ROXBURY FAMILIES WERE HEADED BY WOMEN COMPARED TO A 30 PERCENT CITY-WIDE RATE.
- o Sixty-four percent of Roxbury households were families. This compares to 53 percent for Boston as a whole.
- o The average size of Roxbury households was 2.74 persons compared to 2.4 for Boston, 2.69 for the metropolitan area.

- o The average size of Roxbury families was 3.43 persons compared to 3.30 for Boston, 3.33 for the metropolitan area.

C. Income

- o IN 1980 ROXBURY'S HOUSEHOLD INCOME WAS \$9,305, ONLY 74 PERCENT OF THE BOSTON MEDIAN OF \$12,530.
- o The median income for Roxbury families was \$10,649, only 66 percent of Boston's \$16,062.
- o Because Roxbury has larger household and family sizes, the per capita income of its residents, \$4,515 was only 69 percent of the Boston figure, \$6,555.
- o THE PER CAPITA INCOME OF THE DUDLEY SQUARE AREA WAS \$3,541.
- o Sixty-eight percent of all Roxbury households had wage and salary earnings, only slightly less than the 75 percent city-wide rate, showing that workers probably have lower paying jobs.
- o Thirty-four percent of Roxbury households were on public assistance (excluding subsidized housing), more than double Boston's 15 percent.

D. Poverty

- o TWENTY-NINE PERCENT OF ALL ROXBURY RESIDENTS HAD INCOMES BELOW THE OFFICIAL U.S. 1980 POVERTY LEVEL COMPARED TO 20 PERCENT OF ALL BOSTONIANS.
- o Twenty-eight percent of Roxbury families and over forty percent of Dudley Square families are below the poverty level.
- o Nineteen percent of Roxbury's elderly are below the poverty level slightly worse than for all of Boston.
- o SIXTY PERCENT OF ROXBURY RESIDENTS HAD LOW INCOMES WHEN CALCULATING THE SHARE OF PERSONS BELOW A LEVEL OF TWICE THE POVERTY RATE IN 1979.

E. Employment and Unemployment

- o THE THREE INDUSTRIES WITH THE GREATEST SPECIALIZATION FOR ROXBURY EMPLOYEES WERE MANUFACTURING, HEALTH SERVICES, AND GOVERNMENT.
- o Fifty-four percent of Roxbury residents were in the labor force compared to 60 percent for Boston.
- o The 1980 unemployment rate for Roxbury was 10.4 percent at a time when the rate for Boston was 6.1 percent. The rate for Dudley Square was 19 percent.

- o VERY ROUGH ESTIMATES SHOW THAT ROXBURY'S UNEMPLOYMENT RATE MAY BE CLOSE TO 12 PERCENT IN 1985 WHILE THE CITY RATE IS ABOUT 4 PERCENT.
- o In 1980 the unemployment rate for teenagers without a High School diploma was 40 percent, showing the problems of a young, inexperienced labor force.
- o Forty-nine percent of Roxbury employees were in white-collar occupations and 51 percent were in blue-collar and service occupations. For Boston, 61 percent of all employees were in white-collar occupations and 39 percent were in blue-collar and service jobs.

F. Transportation

- o Fifty-seven percent of Roxbury households have no vehicle available versus 43 percent of all Boston households.
- o Forty-six percent of Roxbury workers used public transportation compared to 34 percent of Boston workers.
- o EIGHTY-ONE PERCENT OF ROXBURY WORKERS WORKED IN BOSTON, WHILE ONLY 19 PERCENT COMMUTED OUTSIDE THE CITY.
- o The average commuting time to work for Roxbury workers, excluding those who work at home, was 29 minutes compared to 25 minutes for Boston workers.

G. Mobility and Migration

- o Forty-six percent of Roxbury residents moved into their 1980 housing unit in the previous five years compared to 55 percent for all of Boston.
- o THREE PERCENT OF ROXBURY RESIDENTS AND 5 PERCENT OF GREATER ROXBURY RESIDENTS LIVED ABROAD IN 1975 COMPARED TO 2 PERCENT OF ALL METROPOLITAN RESIDENTS.

H. Health and Education

- o Many low-weight babies are born in Roxbury probably due to poor pre-natal care, improper-maternal nutrition, and teenage mothers.
- o TEENAGERS ACCOUNTED FOR 26 PERCENT OF ALL ROXBURY BIRTHS COMPARED TO 17 PERCENT OF BOSTON BIRTHS AND 16 PERCENT OF U.S. BIRTHS.
- o THE INFANT MORTALITY RATE IN ROXBURY AT 20.5 PER 1,000 BIRTHS WAS 50 PERCENT GREATER THAN THE CITYWIDE RATE.
- o Five solid waste transfer stations operate illegally or improperly near the Dudley Square area of Roxbury.

- o Fifty-seven percent of Roxbury's adults were high school graduates in 1980 compared with 68 percent of Boston's adults, 77.2 percent for metropolitan Boston.
- o Nine percent of Roxbury adults have at least a 4 year college degree compared with 20 percent of Boston's adults.
- o Due to the large numbers of young people in Roxbury about one-third of all residents are in school—from grade school through college.

I. Crime

- o Crime in Greater Roxbury (Police District 2) during 1984 was only slightly above city-wide averages at 117.7 per 1,000 persons compared to 112.9.
- o DISTRICT 2 HAD 13 PERCENT OF THE CITY'S POPULATION IN 1984; 28 PERCENT OF PERSONAL CRIMES AND 12 PERCENT OF PROPERTY CRIMES.
- o Violent crimes, where Roxbury has a problem, comprise aggravated assault, robbery, rape, and manslaughter. Property crimes, less of a problem, include burglary, larceny, and auto theft.
- o Over the period 1976 to 1983 total crime increased 6.7 percent in the U.S. while declining 11.6 percent in Boston and 8.5 percent in the Roxbury/Mission Hill Police District.

J. Housing Stock

- o In 1980, 13 percent of Roxbury's housing units were owner-occupied and 87 percent were rental units. Dudley's home ownership was only 4 percent. This compares with 27 percent owner-occupied and 73 percent rental, citywide.
- o In 1980, 10 percent of Roxbury's housing units were vacant, while 2 percent were boarded.
- o Roxbury housing averaged over 2.3 persons per occupied unit compared to less than 2 persons Citywide. Overcrowding was about a 50% greater problem in Roxbury.
- o ROXBURY CONTAINED OVER 330 BOARDED HOUSING UNITS IN 1980.

K. Housing Finances

- o THE MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS IN ROXBURY WAS ONLY 61 PERCENT OF THE MEDIAN VALUE FOR BOSTON AS A WHOLE.

- o Roxbury has a high concentration of publicly assisted (including Section 8) housing -- 48 percent of all units and 73 percent of all rental units compared to only 20 percent of all units in the City of Boston.
- o Rents for Roxbury rental units were lower than the citywide average but assumed a larger share of residents' income.
- o Median owner-occupied housing values in 1980 were \$21,845 for Roxbury, \$36,000 for Boston, and \$56,000 for the metropolitan area.
- o ABOUT 25 PERCENT OF ROXBURY PROPERTY IS TAX DELINQUENT FOR FORECLOSED COMPARED TO 13 PERCENT CITYWIDE.

L. Abandonment and Disinvestment

- o Between 1944 and 1975 the number of taxable parcels in 4 Roxbury wards was reduced by nearly half, representing nearly half of the city's taxable parcel loss over this period.
- o Vacant land, excluding public open space, comprises 32 percent of Roxbury's total land area.
- o In the eleven precincts surrounding Dudley Square half of the land area, representing 64 percent of the assessed value, is tax-exempt.
- o Of all taxable properties, 469 parcels or 14 percent have been tax foreclosed and about another one-third is currently tax delinquent.
- o IN 1981, 60 PERCENT OF THE 500,000 SQUARE FEET OF POTENTIAL OFFICE SPACE IN THE DUDLEY SQUARE AREA AS VACANT.

M. Roxbury Economic Base

- o In 1981 Greater Roxbury had 396 business and 9,240 jobs while the Roxbury Study Area had 321 businesses and 5,903 of those jobs.
- o In 1983 the Roxbury Study Area had 44 manufacturing firms and 1,202 jobs, losing 380 jobs since 1978.
- o DUDLEY SQUARE WITH 500,000 SQUARE FEET OF OFFICE SPACE IN 1981 WAS THE LARGEST NEIGHBORHOOD OFFICE MARKET IN BOSTON BUT 60 PERCENT OF THE SPACE WAS VACANT.
- o Roxbury had about 89 retail businesses with 715 employees and 40 personal service establishments with 700 employees in 1980.

N. Private Investment

- o FROM 1974 THROUGH 1982 THE PRIVATE TO PUBLIC INVESTMENT RATIOS FOR BOSTON WAS 3 TO 1, BUT ONLY 1 TO 3 FOR ROXBURY.
- o FROM 1975 THROUGH 1983, THERE HAS BEEN 6 MILLION DOLLARS OF PRIVATE INVESTMENT IN ROXBURY, 38 MILLION DOLLARS FOR HOUSING, 16 MILLION DOLLARS FOR SCHOOLS, 9 MILLION DOLLARS FOR INDUSTRIES AND 4 MILLION DOLLARS FOR OFFICE AND RETAIL BUILDING.
- o Future private investment can serve as a very useful tool for economic development, jobs, and increased business in Dudley Square.

COMMUNITY RESPONSE FORMS

The purpose of the following forms is to encourage you to document and transmit to the Authority your perspective on the proposed planning process.

Please fill out these forms in as much detail as you feel is necessary, and return them to the Authority.

Mail forms to:

Boston Redevelopment Authority
Zoning Department
One City Hall Square
Boston, MA 02201
Re: Roxbury IPOD

1. Please comment on the Interim Overlay Planning District process.

2.A. Please comment on the Planning Advisory Committee structure and community participation process.

B. Please make recommendations of individuals who you think should represent Roxbury on the Planning and Zoning Advisory Committee.

3. Below please list other community issues you feel need to be studied in this planning process and rank all listed issues in terms of importance.

ISSUES

RANK

- | | |
|----------------------------------|-------|
| 1. Housing | _____ |
| 2. Density or Height | _____ |
| 3. Neighborhood Commercial Areas | _____ |
| 4. Industrial Development | _____ |
| 5. Open Space | _____ |
| 6. Institutional Expansion | _____ |
| 7. Transportation | _____ |
| 8. Vacant Lots | _____ |
| 9. Environment | _____ |
| 10. Historic Preservation | _____ |
| 11. Other _____ | _____ |
| 12. Other _____ | _____ |

Name _____

Address _____

Organization _____

Phone _____

IV

BRA ROXBURY HOUSING PIPELINE



BRA ROXBURY HOUSING PIPELINE

<u>Developer</u>	<u>Site</u>	<u>#</u> <u>Units/Below</u>	<u>#</u> <u>Mkt</u>	<u>Rental/</u> <u>Ownership</u>	<u>Construction</u>
Urban Edge	Infill Bldg.-Columbus Ave.	41	41	Rental and Ownership	Tentative Designation
CDC's	Scattered Infill	84	84	Ownership	Tentative Designation
CAB	Kittredge Park (4 bldgs.)	24	12	Ownership	Tentative Designation
Taylor	Fountain Hill	120	42+	Ownership	Tentative Designation
OIC	Dudley/Dearborn	24	24	Ownership	Tentative Designation
OIC	Dudley/Zeigler	60	15	Ownership	Tentative Designation
Cruz	Cass House	111	28	Rental	Tentative Designation
Cruz	Homestead Street	10	10	Ownership	Final Designation
Conkling	Garrison-Trotter	17	17	Ownership	Final Designation
Conkling	Garrison-Trotter	54	54	Ownership	Tentative Designation
Duane Jackson	12-14 Linwood	12	3	Ownership	Tentative Designation
Concord Baptist Church	Douglas Plaza	117	29	Rental	Tentative Designation
TDC	Mass. Avenue/Columbus	59	40	Rental	Completed
Council of Elders	Washington Street	145	145	Rental/Elderly	Completed
Cruz	Cox Bldg./Eliot Square	31	31	Rental	Tentative Designation
Archdiocese of Boston	45 Thorndike	3	3	Ownership	Tentative Designation
Ross Associates	68-70 Bartlett Street	22	8	Ownership	Tentative Designation
		<u>934</u>	<u>583</u>		

Total Investment: \$70 Million (approximately)

53% Units Below Market Rate

Roxbury Housing Pipeline

Council of Elders/Washington Street

This high-rise building contains 145 units, all subsidized for elderly tenants under HUD's 202 program. The building was completed in late 1985 and is currently occupied. Sponsored by the Council of Elders.

Cox Building/Eliot Square

This historic building was completed earlier this year. It is a Section 8 development undertaken by Cruz Construction Co. All 31 units are subsidized for low- and moderate-income renters.

Infill Buildings/Columbus Avenue

Urban Edge is rehabilitating several "infill" buildings on Egleston Square under the Boston Housing Partnership and the Homesteading programs. Seven units will be limited equity condominiums selling for \$55,000-\$60,000. Another 34 units will be subsidized apartments for low- and moderate-income tenants. The project also includes community space in one unit and commercial office space in four units. The buildings are currently in construction, and contain 3-, 4-, and 5-bedroom units.

Garrison Trotter Homes

Working with the Garrison Trotter Neighborhood Association, developer Tom Simmons is building 17 homes to sell for \$72,000 to \$75,000. The buildings are currently in construction.

Cass House

Developer John Cruz has received final designation to construct a 111-unit apartment building. Constructed under the state's SHARP program, with a voluntary contribution from Lincoln Properties, the development will include 28 subsidized apartments will be 2-bedroom units.

Winslow Court 1/OIC

Opportunities Industrialization Corporation (OIC), a non-profit agency with a long association with Roxbury, will construct a 24-unit condominium development on Dudley Street. The project will include large two- and three-

bedroom units. With the help of a \$360,000 Urban Development Action Grant from the federal government, the sales price was reduced to between \$68,700 and \$82,000. Resale controls will restrict speculation and guarantee long-term affordability. Tentative designation.

Infill Buildings/Roxbury, No. Dorchester, So. End

Scattered throughout Roxbury, No. Dorchester and the South End are 17 infill buildings that were constructed, but never occupied, under an unsuccessful federal housing program. After years of being a blight on the neighborhood, these buildings are now going to be rehabilitated into 84 units of ownership housing for low- and moderate-income residents. The BRA gave tentative designation to four non-profit Community Development Corporations to repair the buildings into limited equity co-ops and condominiums. The CDC's include Nuestra Comunidad, Codman Square Housing Development Corporation, Roxbury/No. Dorchester Neighborhood Revitalization Corp., and Roxbury Multi-Service Center, which received tentative designation in March. The BRA is providing technical assistance, architectural and engineering funds, rehabilitation funds in excess of \$500,000. All the units will be affordable to low- and moderate-income families; the units include 3-, 4- and 5-bedrooms.

Douglass Plaza

A mixed-income apartment complex is tentatively designated for Douglass Plaza in Lower Roxbury/South End. The development team includes the Concord Baptist Church, Richard Taylor, Lawrence Smith, and Boston Investment and Development Company. The project has received funding from the state's SHARP program. One-quarter of the apartments (30) will be subsidized for low- and moderate-income tenants.

TDC/Mass. Avenue

The Tenants Development Corporation (TDC) will construct 59 apartments under the state's SHARP program in Lower Roxbury/South End. Twenty-five percent of the units (15) will be subsidized for moderate-income tenants. TDC has been tentatively designated for the project and the BRA and neighborhood association are reviewing the project's design by architect Don Stull.

Fountain Hill

Developer Richard Taylor has received tentative designation to construct 116 units of family housing on a large BRA-owned parcel in the heart of Roxbury called Fountain Hill. Half of the townhouse condominiums, all two- and three-bedroom units, will be affordable to low- and moderate-income buyers. Some of the market-rate townhouses will include a rental unit.

Contractors Assn. of Boston/Highland Park

The Contractors Assn. of Boston, a non-profit majority contractors group, has tentative designation to rehabilitate 24 units into owner-occupied condominiums in Highland Park. The BRA has provided CAB with \$50,000 of technical assistance funding. The units will sell in the \$70,000-\$90,000 range.

Kittredge Square/Duane Jackson

Developer-architect Duane Jackson has tentative designation to rehabilitate four three-unit buildings on Linwood Street into owner-occupied condominiums. The sales prices of the units has not been determined.

Winslow Court 2/OIC

Down the street from its proposed 24-unit condominium project, OIC has proposed a 60-unit apartment development. The projects includes the rehabilitation of two OIC-owned buildings plus the construction of new units on BRA-owned land, for which they have received tentative designation. Under the plan, 15 units will be subsidized apartments under the SHARP program.

Garrison-Trotter Homes/Phase 2

Seventy-two single-family homes are tentatively designated in the Garrison-Trotter neighborhood, a second phase of the development being undertaken by developer Tom Simmons. Following a careful review of the first phase, the BRA will work with the GTNA to plan the second phase, looking at design, affordability, and other issues.

Homestead Street Townhouses

Developer John Cruz has received tentative designation to construct 10 townhouses on Homestead Street. The townhouses will be sold at cost, making

them affordable to moderate-income first-time homebuyers. The sales price will be in the \$70,000-\$75,000 range and will include re-sale controls to restrict speculation.

Archdiocese of Boston/45 Thorndike Street

This three unit, limited equity cooperatives is designed to provide home ownership opportunities for low income families. The Cardinal's REHAB Program is providing the financing and technical development expertise. The BRA shall negotiate a write-down for the cost of building in order to make some units affordable to the very low income. This project has been tentatively designated.

Ross Associates/Bartlett Court

This is a joint development effort of the Roxbury Action Program and a group of local developers headed by Ross Perry. A tentative designation has been granted by the Authority for the construction of twenty-two (22) 2-bedroom condominiums with an average of 895 sq.ft. of living space per unit. Financing is conventional and 36% (8 units) shall be affordable to families with SMSA median incomes in the low-moderate range. The city and BRA shall negotiate a write-down of the land cost to encourage the housing creation objectives of the city and the Authority.

SUMMARY

In the past 2½ years, 934 units of housing have been approved, are in construction, or have been completed in Boston's Roxbury neighborhood. Five hundred eighty-three (583) of these units are affordable to low- and moderate-income residents. All the units are being developed by local minority and/or non-profit developers. These units consist of 451 ownership and 483 rental units. The total development adds up to an investment in excess of \$72 million.

246 - 1000000

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1978-1979

1979-1980

AFFORDABILITY STANDARDS

The following schedules will be used as guides for determining the low- and moderate-income housing generated by development plans. Please refer to the project guidelines where appropriate to determine the number of affordable units and the range of eligibility your development plans must include for approval.

The City of Boston calculates affordable rents and purchase prices as those affordable to a "low" or "moderate" income household paying no more than 30% of their adjusted gross income to rent or mortgage (inclusive of principal, interest, taxes, insurance and condominium fees). Federal regulations for the Department of Housing and Urban Development define these income categories as follows:

"Low-income" = less than 50% of the Boston SMSA median family income

"Moderate-income" = 50-80% of the Boston SMSA* median family income

In general, units built to meet the Boston Redevelopment Authority's affordability requirements must be two and three bedroom units unless the City of Boston specifically sets a different standard in a planning document (e.g.,

* Please note that public agencies use 50% and 80% of the SMSA (Standard Metropolitan Statistical Area) median income as guidelines because the median income of Boston residents is substantially lower than that in the SMSA. The median income for Boston families in 1980 was only \$16,062 compared to the SMSA median of \$22,813 according to the U.S. Census. (The SMSA includes many higher income communities from the Greater Boston Area.) Income eligibility limits vary by family size. Attached is a page that lists the income limits for the City of Boston by category and the maximum monthly housing expense acceptable under these guidelines.

1. The first part of the paper is devoted to a general discussion of the problem.

2. The second part is devoted to a detailed analysis of the case.

3. The third part is devoted to a discussion of the results.

4. The fourth part is devoted to a conclusion.

5. The fifth part is devoted to a bibliography.

6. The sixth part is devoted to a list of references.

Request for Proposals, etc.) or in circumstances where developers can demonstrate a specific neighborhood need for a different unit mix.

The following guide converts the number of persons per household into an appropriate units size, i.e., number of bedrooms:

<u>Number of Persons</u>	<u>Number of Bedrooms</u>
1	0 (studio)
1-2	1
2-4	2
3-6	3
5-8	4
7-10	5

(Boston Housing Authority's Section 8 Certificate Unit Size Standards were used for this conversion.)

AFFORDABLE HOUSING - DEFINITIONS AND GUIDELINES

<u>Family Size</u>	<u>Low Income (Up to 50% of Median)</u>	<u>Maximum Monthly Housing Expense+</u>	
1	\$11,900	\$ 298 @ 30% GMI	\$248 @ 25% GMI
2	13,600	340	283
3	15,300	383	319
4	17,000	425	354
5	18,350	459	382
6	19,700	493	410
7	21,100	528	440
8	22,450	561	468

<u>Family Size</u>	<u>Moderate Income (Up to 80% of Median)</u>	<u>Maximum Monthly Housing Expense+</u>
1	\$19,050	\$476 @ 30% GMI
2	21,750	544
3	24,500	613
4	27,200	680
5	28,900	723
6	30,600	765
7	32,300	808
8	34,000	850

<u>Family Size</u>	<u>Median Income (100% Median)</u>	<u>Maximum Monthly Housing Expense+</u>
1	\$23,800	\$ 595 @ 30% GMI
2	27,200	680
3	30,600	765
4	34,000	850
5	36,700	918
6	39,400	985
7	42,200	1,055
8	44,900	1,123

<u>Family Size</u>	<u>MHFA Income Limits (Approx. 120% of Median)</u>	<u>Maximum Monthly Housing Expense+</u>
1	\$28,000	\$ 723 @ 31% GMI
2	31,000	801
3	34,000	878
4	37,000	956
5	40,000	1,033
6	43,000	1,111
7	46,000	1,188
8	49,000	1,266

+ GMI = Gross Monthly Income

* Maximum housing cost as x% of monthly income, in calculating possible purchase prices, this amount must include principal, interest, taxes and insurance and any relevant condominium fees.

1971
The following expenses for the year ended 12/31/71 are reported:
1. Salaries and wages \$1,000.00
2. Social Security taxes 100.00
3. Federal income taxes 200.00
4. State income taxes 100.00
5. Local income taxes 50.00
6. Unemployment taxes 50.00
7. Workers' compensation 50.00
8. Health insurance 50.00
9. Life insurance 50.00
10. Pension plan 50.00
11. Other benefits 50.00
Total \$1,600.00

Note also, that various financing subsidies use different guidelines for the allowable percent of monthly income. Adjust your calculations accordingly. (For example, MFHA allows 31% of gross monthly income for housing expense while some City of Boston Depts. lower the allowable housing expense for Low Income households from 30% to 25%, etc.).

